



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

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**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**Carlos Jackson**  
Executive Director

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, JULY 25, 2007  
12:00 NOON  
HARBOR HILLS (COMMUNITY CENTER)  
26607 WESTERN AVENUE  
LOMITA, CA 90717  
(310) 534-6838**

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**1. Call to Order**

**2. Roll Call**

**Lynn Caffrey Gabriel, Chair**  
**Henry Porter, Jr., Vice Chair**  
**Severyn Aszkenazy**  
**Philip Dauk**  
**Adriana Martinez**  
**Bertha Scott**

**3. Reading and Approval of the Minutes of the Previous Meetings**

Regular Meeting of May 23, 2007

**4. Report of the Executive Director**

**5. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

**6. Staff Presentations**

CDF/JJCPA Scholarship Award Presentation - Linda Alexander  
Quarterly Construction Contract Status Report - Geoffrey Siebens  
Section 8 Program Update – Margarita Lares-Herrera  
Legislative Update – Tricia Tasto



## **Regular Agenda**

**7. Motion by Commissioner Burke to Amend Interagency Agreement with the Housing Authority of the City of Los Angeles (HACLA) to Permit Reciprocal Use of Section 8 Certificates by Participants in Both Jurisdictions, and Approve Related Actions (ALL DISTRICTS)**

Recommend approval of Supervisor Burke's Motion to recommend the following: find that Amendment No. 1 to the Interagency Agreement with HACLA will not have a significant effect on the environment due to the administrative nature of the action; authorize the Executive Director to execute Amendment No. 1 to the Interagency Agreement, following approval as to form by County Counsel, which will enable County and City participants who have been issued Section 8 Program certificates as part of any of the Shelter Plus Care Tenant Based Rental Assistance programs, to use these certificates in both the Housing Authority and HACLA jurisdictions; and authorize the Executive Director to execute future amendments to the Interagency Agreement to extend the term for an additional two years and to incorporate minor administrative changes, following approval as to form by County Counsel. (APPROVE)

**8. Approve Construction Contract for Phase Three of the Gas Line Replacement at Carmelitos Family Housing Development in the City of Long Beach (4)**

Recommend approval and find that the replacement of natural gas lines serving 176 units at the Carmelitos family housing development, located at 1000 Via Wanda, in the City of Long Beach, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work involves activities that will not have the potential for causing a significant effect on the environment; approve the award of a Construction Contract (Contract) in the amount of \$1,205,123 to M.L. Construction, to complete phase three of the gas line replacement at the subject property; and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute the Contract and all related documents, following approval as to form by County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval; authorize the Executive Director to use a total of \$1,205,123 in Capital Funds Program (CFP) funds provided by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein; and authorize the Executive Director to approve Contract change orders not exceeding \$241,025 for unforeseen project costs, using the same source of funds. (APPROVE)

**9. Adopt Resolution Approving and Certifying Public Housing Assessment System Management Operations Certification (All Districts)**

Recommend approval and find that the Resolution approving and certifying Public Housing Assessment System Management Operations Certification (PHAS Certification) is not subject to the California Environmental Quality Act (CEQA), because the proposed activity will not have the potential for causing a significant effect on the environment; adopt and instruct the Chair to sign the attached Resolution approving and certifying the accuracy of the information contained in the 2006-2007 PHAS Certification, which includes management data on 2,958 Conventional Public Housing Program units administered by the Housing Authority of the County of Los Angeles; authorize the Executive Director of the Housing Authority to sign the PHAS Certification and to submit the Resolution and the PHAS Certification to the U.S. Department of Housing and Urban Development (HUD). (APPROVE)

**10. Approve Construction Contract for Carmelitos and Francisquito Villa Senior Housing Flooring Replacement (1, 4)**

Recommend approval and find that the approval of a construction contract for flooring replacement at the Carmelitos senior housing development located at 761 and 817 Via Carmelitos, in the City of Long Beach, and at the Francisquito Villa senior housing development located at 14622 Francisquito Avenue, in the unincorporated area of Los Angeles County, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment; approve the award of the Construction Contract (Contract) in the amount of \$599,418 to Continental Flooring Company, to complete the flooring replacement at the subject properties; and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute the Contract and all related documents, following approval as to form by County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval; authorize the Executive Director to use a total of \$599,418 in Capital Funds Program (CFP) funds provided by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein; and authorize the Executive Director to approve Contract change orders not exceeding \$119,884 for unforeseen project costs, using the same source of funds; authorize the Executive Director to incorporate into the approved Fiscal Year 2007-2008 budget of the Housing Authority, a total of \$719,302 in CFP funds, for the purposes described above. (APPROVE)

**11. Housing Commissioners Comments and Recommendations for Future Agenda**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at [marisol.ramirez@lacdc.org](mailto:marisol.ramirez@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
MINUTES FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, May 23, 2007

The meeting was convened at the Palm Apartments Housing Development located at 959 Palm Avenue, West Hollywood, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Lynn Caffrey Gabriel at **12:10 p.m.**

<b>ROLL CALL</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Lynn Caffrey Gabriel	X	
Henry Porter, Jr.	X	
Severyn Aszkenazy		X
Philip Dauk	X	
Adriana Martinez	X	
Dora Nowden	X	

**PARTIAL LIST OF STAFF PRESENT:**

Bobbette Glover, Assistant Executive Director  
Emilio Salas, Director, Administrative Services  
Maria Badrakhan, Director, Housing Management

**GUESTS PRESENT:**

Anson V. Snyder, resident of the Kings Road housing development

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Martinez, seconded by Commissioner Porter, the Minutes of the Regular Meeting of April 25, 2007 were approved. Commissioner Gabriel abstained.

**Agenda Item No. 4 - Report of the Executive Director**

Bobbette Glover included the following items in her report:

- Arlene Black, Manager, Housing Management Division and Keisha Nathaniel, West County Resident Manager, provided an overview of the Palm Apartments.
- Behnaz "Nahzi" Tashakorian was introduced as a new County Counsel, who will advise on the CDC and Housing Authority Board letters and other matters.

- The recent Ujima Village resident meeting was helpful in addressing resident concerns. At the meeting, residents were given the opportunity to be included on a waiting list for various housing developments. The Housing Authority committed to reporting to residents within 30 days on the outcome of the meeting between HUD Secretary Alfonso Jackson, Supervisor Yvonne Burke and Executive Director Carlos Jackson, and to share housing and program information that might be of assistance. Three deputies and one staff member from Supervisor Burke's office and Commissioner Porter were in attendance.
- Esther Keosababian, Manager, Housing Management Division, reported on the meeting with HUD Secretary Alfonso Jackson, Supervisor Yvonne Burke and Executive Director Carlos Jackson. Secretary Jackson has assigned his staff to address the following: 1) soil and ground water contamination; 2) use of HUD relocation funds; and 3) HUD's request to use The National Relocation Consultants of Florida, even though the firm is not familiar with local housing issues. It was also reported that HUD issued a Notice of Default following the rehabilitation inspection and that the findings must be corrected within 60 days. Subsequently, the Housing Authority received a 90-day waiver of Notice of Default enforcement. The Housing Authority is questioning why rehabilitation should be an issue, when the structures will eventually be demolished.
- A Request for Proposals will be issued for the Harbor Hills Child Care Center, which will be funded by the State. The Housing Authority will provide space and furnishings.
- The Executive Director will submit a recommendation to the Board of Supervisors to appoint Ms. Bertha Scott as a new Tenant Commissioner to represent seniors residing in Housing Authority-owned or managed properties.
- The recent Public Housing Assessment System (PHAS) scores have been reported and have ranked the Housing Authority as a standard performer.
- Margarita Lares-Herrera, Administrative Manager for the Section 8 Program, reported the following: the goal for completing delinquent re-examinations has been met; 97 percent of delinquent inspections have been completed; the lease-up rate is currently at 86 percent; the goal for voucher allocations is 86 percent by December 31, 2007. The Housing Authority has contracted with Del Richardson and Associates to help clients locate housing. There are currently about 1,500 applicants with vouchers. Del Richardson will focus on clients with vouchers that will expire within 60-90 days, and has until December 31, 2007 to place up to 400 voucher holders. In addition, a new website, [SocialServe.com](http://SocialServe.com), has been created to help voucher holders find qualified properties. Currently, there are 3,000 registered Section 8 property owners.

In response to Commissioner Porter's inquiry about an illegally converted garage that was contracted under the Section 8 Program. The Housing Authority has been working on this case and found that the unit passed the initial inspection, but was subsequently illegally converted. The Housing Authority is continuing its investigation of the landlord who has two other properties on the program. The tenant has been relocated.

Mr. Sawire, a Section 8 landlord, requested that his mentally disabled adult son be allowed to live in property that he owns, because that property can provide reasonable accommodations. While this is not generally permitted under the program, a review of Mr. Sawire's documents justified a favorable decision, due to his son's disability.

Commissioner Porter expressed concerns that the Housing Authority's telephone lines are continuously busy and that clients are unable to get through for assistance. Ms. Lares-Herrera acknowledged that this is a concern and advised that a call center is being established, as part of an internal corrective action plan, to address this problem.

Section 8 voucher holders can access the Housing Authority's weekly listings of available vacant units, or tap SocialServe.com and/or housing locator services to identify suitable housing. Del Richardson also plans to network with property owners and conduct owner seminars to increase property listings.

Ms. Lares-Herrera responded to Commissioner Nowden's question regarding the inspection process by indicating that when property inspections are conducted, our inspectors will ask the tenant if there are any issues with the property.

**Agenda Item No. 5 - Public Comments**

Mr. Snyder, resident, expressed concern regarding the Kings Road housing development's construction design. Arlene Black will address his concern and report back to the Housing Commission.

## Regular Agenda

**On Motion by Commissioner Dauk, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE TRASH REMOVAL SERVICES CONTRACT FOR 48 HOUSING  
AUTHORITY OFFICES AND HOUSING DEVELOPMENTS (ALL DISTRICTS)  
AGENDA ITEM NO. 6**

1. Recommend that the Board of Commissioners find that trash removal services are not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the services will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority to execute a one-year Trash Removal Services Contract (Contract) with Universal Waste Systems, Inc., to provide trash removal services at the Housing Authority offices and housing developments, to be effective upon Board approval; and to use for this purpose an amount not to exceed \$416,998.68 in Housing Authority funds, comprised of \$34,749.89 included in the approved Housing Authority's fiscal year 2006-2007 budget and \$382,248.79 to be requested through the fiscal year 2007-2008 annual Housing Authority budget approval process.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, for a maximum of two years, in one-year increments, at the same yearly amount of \$416,998.68, using funds to be requested through the Housing Authority's annual budget approval process.
4. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, in an amount not to exceed \$50,000 per contract year, to cover any unforeseen needed trash removal services or increase in the Sanitation District's Dumping Fees, using the same source of funds.



**On Motion by Commissioner Porter, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE CONSTRUCTION CONTRACT FOR  
LINSLEY AND FIRMONA SITES AND BUILDING IMPROVEMENTS (2)  
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that approval of site and building improvements for public housing developments at 4621 and 4625 Linsley Street, in unincorporated area of Compton, and 11117 and 11119 Firmona Avenue, in unincorporated Lennox, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners rescind Construction Contract in the amount of \$93,510 with CAS General Contractor as approved by your Board on January 10, 2006.
3. Recommend that the Board of Commissioners approve the award of a Construction Contract (Contract) in the amount of \$220,010 to CAS General Contractor, to complete the site and building improvements at the subject properties; and authorize the Executive Director of the Housing Authority to execute the Contract and all related documents, following approval as to form County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.
4. Recommend that the Board of Commissioners authorize the Housing Authority to use a total of \$118,200 in Replacement Housing funds (RHF) allocated by the U.S. Department of Housing and Urban Development (HUD), and \$101,810 in proceeds from the sale of the Amalia public housing site to the Los Angeles Unified School District, for the purposes described above.
5. Recommend that the Board of Commissioners authorize the Executive Director to approve contract change orders not exceeding \$44,002, using proceeds from the sale of the Amalia public housing site, for unforeseen project costs.
6. Recommend that the Board of Commissioners authorize the Housing Authority to incorporate into the approved budget, a total of \$264,012, comprised of \$118,200 in RHF funds and \$145,812 in proceeds from the sale of the Amalia public housing site, for the purposes described above.

**On Motion by Commissioner Dauk, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

AUTHORIZATION TO ENTER INTO A 15-YEAR GROUND LEASE WITH  
THE CHILD DEVELOPMENT CONSORTIUM OF LOS ANGELES, INC., AND  
AUTHORIZATION TO INCREASE BUDGET AUTHORITY  
FOR APPROVED HOUSING AUTHORITY (2)  
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that approval of the attached 15-year Ground Lease is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to execute the 15-year Ground Lease with Child Development Consortium of Los Angeles, Inc., (Consortium) which has been approved as to form by County Counsel and executed by Consortium.
3. Recommend that the Board of Commissioners authorize the Housing Authority to accept and incorporate a total of \$47,000 from the Consortium, into the approved budget, as an advance towards construction costs related to the State Department of Education (State DOE) grant for a replacement child care facility.

**On Motion by Commissioner Nowden, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE PURCHASE OF PROPERTY INSURANCE, EXCESS WORKERS'  
COMPENSATION AND EXCESS GENERAL AND AUTOMOBILE LIABILITY  
INSURANCE FOR THE HOUSING AUTHORITY (ALL DISTRICTS)  
AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the purchase of property insurance, excess workers' compensation insurance and excess general and automobile liability insurance is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the combined purchase, with the Community Development Commission of the County of Los Angeles ("Commission"), of property insurance, excess workers' compensation insurance and excess general and automobile liability

insurance, at a premium cost of approximately \$800,000 for the period from July 1, 2007 to June 30, 2008, through Alliant Insurance Services, Inc.

3. Recommend that the Board of Commissioners authorize the Executive Director to purchase the property insurance, excess workers' compensation insurance and excess general and automobile liability insurance and to make payments, as needed, for workers' compensation and general liability claims, using funds approved in the Fiscal Year 2007-2008 budget.

**On Motion by Commissioner Martinez, seconded by Commissioner Dauk, and unanimously carried, the following was approved by the Housing Commission:**

APPROVE THE CONTRACT FOR A HOUSING MANAGEMENT  
PROGRAMS AND SECTION 8 SOFTWARE SYSTEM WITH  
YARDI SYSTEM, INC., AND A PURCHASE ORDER WITH  
DELL COMPUTERS CORPORATION (ALL DISTRICTS)  
AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners find that the Contract with Yardi Systems, Inc., (Yardi) and the purchase order with Dell Computers Corporation (Dell) are not subject to the California Environmental Quality Act (CEQA).
2. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute a Contract with Yardi in substantially final form, as attached, to purchase a software system and associated implementation services for the Conventional Public Housing and Housing Choice Voucher (Section 8) Programs at a one-time cost of \$1,117,430, using Investment Technology Funds included in the Community Development Commission's (Commission) approved Fiscal Year 2006-2007 budget, to be effective on the date of Board approval.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the Contract, following approval as to form by County Counsel, to increase the Contract by up to \$223,486, for any unforeseen costs, using the same source of funds described above.
4. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute a purchase order with Dell to purchase the server equipment on which the Yardi system will run, and authorize the Executive Director to use for this purpose \$66,300 of Investment Technology Funds included in the Commission's approved Fiscal Year 2006-2007 budget, to be effective on the date of Board approval.


5. Recommend that the Board of Commissioners authorize the Executive Director to increase the purchase order with Dell, by up to \$6,630 for unforeseen costs using the same source of funds described above;
6. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments in one-year increments for the Software License and Service Agreement (Service Contract), following approval as to form by County Counsel, for a maximum of nine years, at the prior year's cost plus an escalation percentage cap equal to the Consumer Price Index for that year of service, using funds to be approved through the Commission's annual budget process.

**Agenda Item No. 11 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Porter appreciates receiving the news articles as well as the Tenant Talk included in the Housing Commission package.

On Motion by Commissioner Porter, the Regular Meeting of May 23, 2007, was adjourned at 2:06 p.m.

Respectfully submitted,

*for*   
CARLOS JACKSON  
Secretary -Treasurer

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**Contributing writers:** Jim Armstrong • Tim Kaiser • Ted Van Dyke  
 Kathi Whalen • Yaniv Goury

# President's Forum

## What Happened to the \$1.67 Billion?

### The Forgotten Part of the Harvard Cost Study

**"...Public housing program funding eligibility for operating subsidies would increase by approximately \$1.67 billion [emphasis added] over**



PHADA President  
 Jon Gutzmann  
 St. Paul, Minnesota

the 5-year period compared to the existing formula." Excerpted from *"Regulatory Impact Analysis of Revisions to the Public Housing Operating Fund Program (Economic Analysis),"* conducted by HUD's Office of Policy Development & Research. October 18, 2005.

## Introduction

In 2000, Congress commissioned the Public Housing Operating Fund Cost Study (PHOCS), which was conducted over a three year period at a total cost of \$4 million. Congress asked for the review because lawmakers, HUD and other policymakers had little faith in the existing

funding formula, which had not been updated in roughly 25 years. The cost study was a significant undertaking and there are still debates concerning the methodology and conclusions that were reached during the process. Putting that aside for now, the study essentially contained two major findings and recommendations: 1) In comparison to similarly-situated multifamily housing, our program is significantly under-funded. Hence, the HUD PD&R quote referenced above; 2) Public housing agencies should convert to an "asset management" model and employ practices that are used in other real estate operations.

Much to our disappointment, virtually all of the Washington policy discussion has centered on asset management while the call for increased funding has been ignored and even abandoned by the Bush Administration and some in Congress. What can we do about this? Please read on.

## Public Housing is Generally More Cost Effective Than Other Similar Housing

There is more than a little irony surrounding the PHOCS and the way HUD is implementing the new project based accounting and management (PBA/PBM) requirements. Throughout the process, it has been asserted that public housing operations are typically "inefficient," "overly-centralized" and even "bloated." Some officials in the Department have used these arguments in support of their overly-prescriptive rules, which seek to pare down the central office operations of HAs.

The irony is that, in general, the Harvard Cost Study actually concluded that most HAs are efficient and doing the job cheaper than their multifamily counterparts. Remember, the cost study used HUD's FHA multifamily programs as a benchmark to develop the new property expense levels (PELs) that were instituted this past January. Under the new formula, three-fourths of all HAs theoretically gain funding. In other words, the cost study documented that 75 percent of all public housing

agencies are delivering services at a lower cost than other HUD multifamily programs! Who exactly is “bloated” and “inefficient?”

PHADA strongly disagrees with this view.

As noted in the quotation cited above, HUD’s Office of Policy Development and Research has pointed out that, if the new formula were fully funded, we would see an additional \$1.67 billion in operating funds over the next five years. Still, in FY 2008, the full appropriation for the public housing operating fund would be \$5 billion, whereas HUD has only requested \$4 billion. Despite the fact that the cost study was conducted by an independent third party, and despite the fact that the new formula is benchmarked to the costs of the private sector, HUD has abandoned the discussion concerning funding. Indeed, HUD’s FY 2008 budget would instead fund public housing agencies at a historically low proration of 80 percent (see accompanying chart). This negatively impacts all HAs, not just those HAs with more than 250 units who must convert to PBA/PBM.

In addition, some HUD officials continue to argue that there is no relationship between funding and the new asset management requirements. PHADA strongly disagrees with this view. Under the new guidelines, HAs are being asked to completely restructure their operations and staff at a time when we are receiving the lowest funding level ever. There are real costs associated with this transition that PHADA will not let HUD and others ignore. At the very least, PHADA has argued that HUD’s rules should be more flexible to recognize the severe funding shortfalls HAs now face. HUD’s general response has been, “Congress controls funding, not us,” ignoring the fact that the administration sets budget priorities for Congress. What message does it send to Congress when HUD only asks for 80 cents on the dollar for the operating fund?

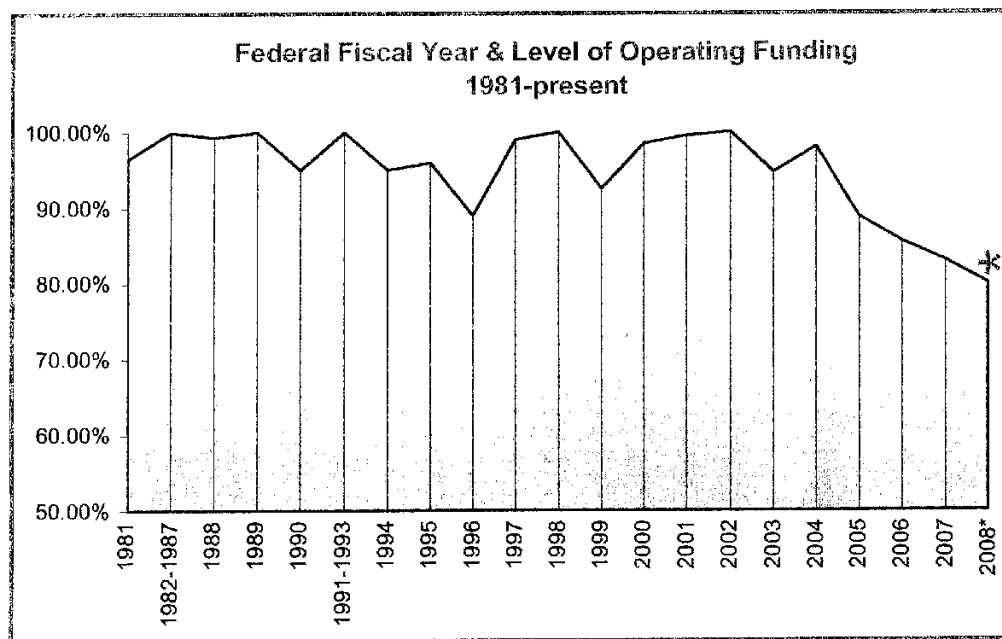
Unfortunately, some members of Congress have also discounted the PHOCS’s funding recommendations, even though Congress itself asked for the cost study. During a recent Senate roundtable concerning the new asset management requirements (see the page 1 article), one of the ground rules was that inadequate funding levels would not be debated. In PHADA’s view, this reflects a complete disconnect. The Harvard Cost Study and the ensuing rule and new formula were a “package deal.” Nevertheless, all of the talk has been about how we need to be more “efficient” like private sector housing providers, while the study’s funding side is ignored. In short, the Harvard study is being cherry-picked at the expense of HAs and the millions of low-income Americans we serve.

PHADA strongly disagrees with this view.

So, readers might ask, what can HAs do about this problem? The answer is simple. We should keep reminding HUD, Congress, and other Washington policymakers of the following:

- Public housing properties are significantly under-funded compared to similarly-situated multifamily housing programs.
- Under the new independently-derived formula, HUD has acknowledged that the public housing funding would rise by \$1.67 billion over the next five years. Despite this, public housing is now funded at the lowest operating fund proration in the program’s history. Indeed, we are being asked to do more even though we are faced with a \$1 billion shortfall.
- For HUD to require HA agencies to completely restructure their operations when it has discarded the Harvard funding recommendations is unrealistic, unfair and unworkable. If HUD cannot deliver on the funding side, its guidance should at least give HAs more flexibility to address their needs.
- Congress asked for the cost study. It has a responsibility to consider its results and recommendations. Congress cannot place increased expectations on HAs while discounting our funding needs.

I can assure all members that PHADA will do its part to keep these points at the forefront of the discussion on the new funding formula. All members, please join with us in the effort. **“\$1.67 billion more, \$1.67 billion more, \$1.67 billion more...” – it’s a refrain that we should not let Washington soon forget.**



\* HUD’s projection for FY 2008, which starts October 1, 2007 is set at a historically low proration of 80 percent.

Note: The new operating fund formula based on the Harvard Costs Study started in January 2007. All information comes from HUD’s website.

to HUD's Chicago office, including one that opens with "I need to paint a simpler picture for you," and has received crisp, dry responses.

The picture Brace paints shows several Illinois public housing authorities reaping financial windfalls under HUD's rules while others, like Aurora, are starving financially.

"You see, the top half is getting screwed in varying degrees, while the bottom half is enjoying it," Brace says in a missive to Steven Meiss in HUD's regional office. "They are keeping money you say they don't need, and haven't taken back. What can we cut and not violate regulations and laws?"

Brace contends AHA's operating budget is more than \$200,000 in the red while the agency has an excess in Sec. 8 subsidies it could draw from temporarily. PHAs are prevented by HUD from drawing on their capital improvement funds to meet operating costs, despite approval for such transfers granted by Congress in 1998 under the Quality Housing & Work Responsibility Act (QHWRA).

As a result of HUD's cuts, Brace says he faces cannibalization of AHA to make ends meet.

Meanwhile, Meiss, director of HUD's Illinois Office of Public Housing responds, "We are aware of your situation as you have described it to us in numerous e-mails to me, my staff, and our assistant secretary, since March 23. As we indicated earlier, we plan to do a financial review of your housing authority and you should expect a letter to that end very soon."

Meiss blames Congress for AHA's predicament, saying lawmakers didn't appropriate enough money.

## \* 22 Lose Jobs Over Dead Tenants

California: Disclosure that the Berkeley Housing Authority (BHA) paid Sec. 8 rent to landlords for 15 dead tenants—some for up to two years—prompts the Berkeley City Council to fire all of BHA's 22 employees.

Only eight are fired outright, though. Because of union rules, the city must keep the remaining 14 and find other jobs for them.

The report given city council members claims 14 instances of misuse of \$25 million in federal subsidies and that the BHA staffers "actively thwarted" an investigation by a new director.

Berkeley gave HUD's inspector general the report's findings. It shows some Sec. 8 clients were awarded more aid than entitled and financially unqualified applicants were awarded vouchers.

BHA has been on HUD's troubled list for mismanagement since 2002 when the agency was accused of giving HUD false information.

## RURAL HOUSING

### Housing Assistance Bills Move

Two rural housing-related measures, authoring \$40 million in spending, are voted out of the House Financial Services Committee and sent to the House floor for debate.

HR 1980, the proposed Housing Assistance Council Authorization Act, would provide \$10 million to the Housing Assistance Council (HAC) for its affordable housing efforts in rural areas, including technical assistance, training and other support efforts.

HR 1982, the proposed Rural Housing & Economic Development Act, would provide \$30 million for the program in FY 2008 and \$40 million a year for the next five years through FY 2013.

Info: HAC, 202/242-8600

## MILITARY HOUSING

### Fort Knox Gets New Housing

Kentucky: Maple Ridge housing development will replace Rose Terrace on the grounds of Fort Knox near Louisville when a private developer begins construction of the first 250 homes on the leveled site.

The houses are the first of what will be 2,200 new and renovated housing units at the Army post under private management. It is part of the Pentagon's effort to privatize most military housing.

## SENIORS HOUSING

### Elderly Housing Pilot Embraced

Wisconsin: A partnership forged 14 years ago among disparate groups serving the elderly continues to produce results, including providing vital services and saving the state over \$1 million a year in Medicaid costs.

Initially focused on Lapham Park (LP), a public housing complex owned by the Housing Authority of the City of Milwaukee (HACM), the program now is in operation at all 14 of HACM's apartment complexes and benefits more than 600 low-income seniors plus approximately the same number of persons with disabilities.

In addition, the Lapham Park Venture (LPV) has been highlighted as a best practices program by the Housing Research Foundation, the Nat'l Academy of Public Administration, and the American Planning Assn., and copied in many cities around the country.

While all HACM's low-income complexes have on-site case managers, the housing agency is attempting to

# City program gives hope for finding stable homes

BY KERRY CAVANAUGH  
Staff Writer

Homeless for more than a year, Tamanika Crenshaw has relied on the kindness of friends to provide a roof over her head and a safe place to sleep for her and her 4-month-old son, Marketh.

Now, the soft-spoken 27-year-old single mom is hoping a Section 8 affordable housing voucher will be the beginning of a new life.

"With the income I have, to find a home, work and child care, I couldn't do it," Crenshaw said Friday, cradling Marketh in her arms while trying to fill out paperwork. "This will help me to be stable and start working."

Crenshaw's was one of 2,500 families invited to the Los Angeles Convention Center to apply for Section 8 assistance, in which poor families pay 30 percent of their income for a rental. The government pays the rest of the monthly lease.

More than 24,000 families are on the list for Section 8, and some families have waited five, eight, even 15 years to get a voucher.

For some, the voucher means no more moving from cheap motel to cheap motel. No more sleeping in the car. No more cramming two families into a single apartment.

"There's always been demand for the program," said Lourdes Castro-Ramirez, who heads the Section 8 program for the city's Housing Authority. "I think with rising rents and diminishing affordable housing, the pressure is getting worse for families."

## Rising rents

The average rent in Los Angeles County rose by nearly \$200 in the last four years, and is now \$1,470 a month.

The city's housing authority manages about 45,000 vouchers but was ordered to stop issuing new ones in 2004 after the federal Housing and Urban Development agency found financial mismanagement with the pro-

gram. Since then, new management has made changes, and the authority began giving out vouchers again in December.

To work through the Section 8 waiting list, it began holding daylong application and registration sessions in March.

Families are invited based on how high they rank on the waiting list — 75 percent of applicants are extremely low income, meaning a family of four earns \$22,000 a year or less. The average family enrolled in the Section 8 program earns \$13,500 a year.

Inside a convention center hall Friday, dozens of small tables were staffed by Housing Authority personnel who helped each applicant fill out form after form.

Assistant Manager Irma Irving-Burr walked Crenshaw through the process and nodded knowingly when the young mom talked about her desire for a stable home.

"You can do it. I've been there. You just have to have your priorities," Irving-Burr said. "This is the best thing that can happen to someone with a baby that needs to become stable. You have your house, it's affordable. You have your food. And if you budget right, your options are unlimited."

## Retiring with dignity

For other applicants, the Section 8 sign-up Friday offered a chance to retire with dignity.

Vernita Dixon, 57, has sought an affordable home ever since she became disabled by degenerative bone disease and had to quit her job as a preschool teacher. Recently, she's been living with relatives. After 15 years of trying to secure Section 8 and hassling with government bureaucracies, she was prepared for the worst.

"I was geared up to come into a madhouse. I'm recovering from a heart attack in April and I was ready to take my nitro," Dixon said. "But everyone here was so pleasant and treated you with such respect. I'm so thankful."

In about a month, Dixon and Crenshaw should know if they will receive Section 8 vouchers. It takes a month to check financial data and run background checks before the vouchers are approved. The program is open to undocumented immigrants if members of their family are U.S. citizens, but the subsidy is less.

In previous sign-ups, the housing authority staff helped 6,800 families apply for vouchers. Of those, 1,300 families have gotten them, found homes and signed contracts with landlords.

But the voucher isn't a guarantee of affordable housing. Families have 120 days to find a rental and they must come up with a deposit. Plus, fewer landlords are willing to accept Section 8 tenants.

"It's challenging to find a unit," Castro-Ramirez said. "We really rely on property owners making units available."

Still, getting so close to securing a voucher had some families daydreaming about a new life in a new home.

Luis and Marlene Funes and their five children now squeeze into a single-room apartment downtown that costs \$525 a month. Luis works in construction and Marlene takes care of the children, two of whom are disabled.

"It's very difficult," Luis Funes said. "There's no room for everyone's shoes. There's nowhere to put everyone's clothes."

But with a voucher, they could afford a home with more rooms so their children wouldn't have to share beds.

"The children would be happier with more space for the family," Luis Funes said, smiling.

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Tina Burch/Staff Photographer

People line up at the L.A. Convention Center to apply for Section 8 housing assistance.



## COURTS

### SECTION 8

# \* Applicant Can't Be Denied Admission To Voucher Program Because of Guest's Illegal Drug Activity

An applicant cannot be denied admission to the Section 8 voucher program because a guest in her home engaged in illegal drug activity, the Wisconsin Court of Appeals ruled, concluding that the program administrator and circuit court misconstrued the program regulations. (*Williams v. Integrated Community Services, Inc.*, No. 2006AP2795, 2007 WL 1500263 (Wis.App.), May 24, 2007)

Integrated Community Services, Inc. (ICS), which administers the voucher program for the Brown County Housing Authority in the Green Bay area, denied Beverly Williams' application for admission to the program based on her guest's drug activity.

The circuit court dismissed Williams' petition for certiorari review, and she appealed.

### Regulatory Construction

The key issue, according to the court, is the proper construction of 24 C.F.R. Section 982.553(a)(2)(ii)(A), which provides that a PHA may prohibit admission of a household to the voucher program if the PHA determines that any household member is or has engaged in drug-related criminal activity.

ICS argued that this provision also applies to conduct by guests by virtue of 24 C.F.R. Section 5.100, which defines a guest and which, in the last sentence, provides that "the requirements of parts 966 and 982 apply to a guest as so defined."

The court rejected that argument. "Reading the definitions of 'guest' and 'household' together, there is no question that they refer to two distinct categories of persons," the court said. "Thus, when 24 C.F.R. Section 982.553(a)(2)(ii)(A) is read alone, it plainly applies only to household members and not to guests."

### Court Ruling

The court found "significant problems" with ICS's attempt to use the last sentence of Section 5.100 to bring guests within the scope of Section 982.553(a)(2)(ii)(A).

First, the court said, the permissive authority for a PHA to deny eligibility is not easily seen as a requirement. "While the absence of situations that mandate denial might reasonably be called 'requirements' for eligibility, it is questionable that the same is true for situations that merely permit denial," the court explained.

Moreover, the court noted, there are many provisions in parts 966 and 982 that impose requirements on the PHA, tenants, and landlords that cannot reasonably be read to apply to guests, such as provisions for lease terms.

"Finally and most significantly," the court added, "some provisions in 24 C.F.R. Section 966 and Section 982 do refer to both 'guest' and 'household' members." It cited as an example regulations providing that drug-related criminal activity by a household member or guest can be grounds for termination of tenancy.

"Notably," the court pointed out, "guest" (as well as "other person under the tenant's control" or "other person under the control of any household member") appears when the subject is proscribed conduct during the tenancy, while those terms are omitted in 24 C.F.R. Section 982.553 where the subject is denial of admission to the program."

The court said it is hard to understand why HUD would omit the term "guest" from the admission regulation if it intended that regulation to include guests.

### Meaning of Regulation

Williams argued that the last sentence of Section 5.100 simply means that whenever "guest" is used in Sections 966 and 982, the definition in Section 5.100 applies. However, the court said this reading would render the sentence superfluous since the applicable parts of Sections 966 and 982 specifically incorporate certain definitions from Section 5.100, including "guest."

The court concluded that the last sentence of Section 5.100 is ambiguous. Accordingly, it turned to HUD's commentary accompanying publication in the Federal Register of the regulations on screening and eviction for drug abuse and other criminal activity.

In that commentary, HUD explained that the statutory restrictions on admission pertain to members of the household, while most provisions on termination of tenancy apply to actions by "covered persons," including guests.

"Because HUD clearly intended not to include guests in 24 C.F.R. Section 982.553," the court said, "it is not reasonable to read the last sentence of the 'guest' definition as requiring this result."

Therefore, the court said, ICS did not have the authority to deny Williams admission to the voucher program because of the conduct of her guest. It reversed the circuit court's order and remanded with instructions to reverse ICS's decision.

### RENTAL HOUSING

## Court Temporarily Blocks Ordinance Limiting Apartment Rentals To Citizens, Legal Immigrants

A Farmers Branch, Texas, ordinance limiting apartment rentals to citizens and legal immigrants is preempted by the Supremacy Clause of the U.S. Constitution, the U.S. District Court for the Northern District of Texas, Dallas Division, ruled, issuing a temporary restraining



<http://www.latimes.com/news/local/la-me-marina20jun20,1,7168723.story>  
*From the Los Angeles Times*

## Marina del Rey housing plan backed

County supervisors give preliminary approval to a proposal that would increase the number of low-income apartments.

By Jack Leonard  
Times Staff Writer

June 20, 2007

The Los Angeles County Board of Supervisors backed a new housing policy for Marina del Rey on Tuesday that would expand the number of low-income apartments but failed to satisfy affordable-housing advocates.

The guidelines — if given final approval by the board — go beyond a county task force recommendation by no longer allowing developers to pay a fee in lieu of building affordable apartments.

But critics noted that the policy otherwise would require less affordable housing than the county's current guidelines. They said supervisors could do far more to remedy one of the region's most pressing problems and accused the board of bowing to developers, who have generously donated to supervisors' campaign funds and have a financial interest in renting apartments at market rates.

"They have pandered to a special interest group over the needs of the county and over the needs of the largest number of people who need affordable housing," said Helen Garrett, an activist who rents one of a few dozen marina apartments designated as low-income.

Unlike most coastal areas, the marina is owned by the county, which leases it to developers. The county can use the income it generates to supplement law enforcement, healthcare and other services for residents throughout the county.

The marina provides the county with about \$35 million a year from rents, a figure expected to double once redevelopment is complete.

The new guidelines would add at least 136 affordable apartments over the next few years as the county negotiates the terms of three new developments planned for the marina. The loss of rent from those subsidized units would amount to \$51 million over 60 years, according to county calculations.

A proposal by Supervisor Gloria Molina would have required 166 affordable housing units, but supervisors unanimously agreed on a compromise amid concerns about its costs.

"This is a good deal," said David Sommers, a spokesman for Supervisor Don Knabe. "Today's compromise will allow us to have affordable housing in the marina but also use the money coming out of the marina to benefit residents across the county."

Under the policy, developers would be required to replace existing apartments rented by low-income residents with new units designated as affordable.

If they increase the number of apartments on a lot, they also would have to set aside 5% of the extra apartments for "low income" tenants and another 5% for "moderate income" tenants.

The current policy requires developers to set aside 10% of those apartments for low income residents, a county

attorney said.

Affordable-housing advocates had urged the county to require 10% of all units to be designated for "very low-income" residents.

Rents for apartments considered affordable are capped at a rate that takes into account the size of the unit and the household income of the tenant.

A household of four earning less than \$59,200 qualifies as "low income."

The county caps the rent on a three-bedroom apartment for such a family at \$848 a month. The same family earning less than \$37,000 can qualify as "very low-income" or as "moderate income" if members earn up to \$67,800.

Affordable-housing advocates faulted the county for giving developers millions of dollars in subsidies to protect their profits, saying that developers still could turn healthy profits while providing housing for poorer tenants.

"The county can get more bang for its buck," said Jun Yang, an organizer with the community group, People Organized for Westside Renewal. "The people who will lose the most are the very low income."

But David O. Levine, president of the Marina del Rey Lessees Assn., described such criticism as "flawed and unrealistic." He said developers will lose millions of dollars in lost rent to provide affordable housing.

A final vote on the policy is expected in about three months after an environmental analysis is completed.

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PARTNERS:



**New Housing Policy For Marina Del Rey Assailed, But Wins County OK; Supervisors Give Preliminary Approval To A Plan That Would Set Aside Low-income Apartments. Critics Say It Favors Developers.**

06-20-07 00:00 Age: 2 days

SOURCE: LOS ANGELES TIMES  
JACK LEONARD, TIMES STAFF WRITER

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<http://www.latimes.com/business/la-hm-duplex21jun21.1,5493520.story>  
*From the Los Angeles Times*

## DESIGN

### The duplex distinction

**The duplex is back, and this time the look is sleek, smart and unequivocally modern. But these homes showcase more than contemporary style. They reflect the changing way some Southern Californians live.**

By Morris Newman and Dale Kutzera  
Special to The Times

June 21, 2007

JUDY PREMINGER planned on renting her new duplex, not living in it. To understand why she changed her mind, just stroll along her street in the Sawtelle district of West Los Angeles.

Preminger's home rises like some minimalist ark, its southern wall jutting out like a brawny prow. Recycled redwood forms a spare, organic facade, an Asian-inspired counterpoint to the Japanese nurseries and restaurants nearby. If it were not for twin entrances behind the garden gates, the duplex could pass for an intriguing single-family residence, which is precisely the point.

Distinctive in appearance and designed with thoughtful features that would make the average house dweller jealous, the not-so-humble duplex is back after a prolonged absence from L.A.'s architectural scene. Preminger's home and others like it are rising across the city with a level of ambition rarely seen since the 1920s and '30s, when graceful Spanish and Mediterranean Revival duplexes rose alongside houses in several pockets of town, most notably the tree-lined boulevards near Highland Avenue and 3rd Street.

These classic residences remain fashionable addresses, with barrel ceilings and hardwood floors, wrought iron and leaded glass, arched doorways and hand-crafted built-ins. By contrast, some new duplexes are wholeheartedly modern visions, sleek assemblages of polished concrete, stainless steel and glass tile that rise above the pedestrian style and sensibility that has long defined rental properties here.

What makes these new duplexes so interesting is not only their modern aesthetic and practical solutions for life with shared walls, but also their owners' motivations. After all, why would anyone forgo a traditional house in favor of a space they have to share?

Real estate agent Stacy Babbitt, who specializes in dual-unit properties, says 95% of her buyers are owner-occupants. Many are baby boomers intending to live in one unit and provide separate housing for an adult child or another relative in the second.

"A duplex is a great alternative to the single-family home," Babbitt says, adding that rental income from the second unit can allow some owners to live in a neighborhood they wouldn't otherwise be able to afford.

With real estate prices still rising in many desirable ZIP Codes, demographic shifts fueling interest in dual-unit properties and the mayor calling for creative solutions to L.A.'s housing shortage, it's no surprise the duplex is rising once again. An accurate count of duplexes (excluding mother-in-law units) is difficult to discern, but the potential for more multifamily housing in this region is clear.

According to U.S. Census statistics on population density from 2000, the most recent year for which statistics are available, Los Angeles has 2,852 units of housing per square mile. That may sound adequate until you look at our

neighbor to the north. In San Francisco, the figure is 7,421. In this context, well-designed duplexes suddenly look less like a throwback to the past and more like a potential solution for the future.

MATHEW Mitchell does not call himself a pioneer, but his newly finished duplex near downtown L.A. says otherwise. Standing amid older frame houses on the hilly streets near the Belmont High School construction site, the minimalist tower sports views of the city skyline and an unconventional floor plan that's a response to the narrow, steep lot.

Inspired partly by the walk-up town houses of San Francisco, architectural designer Tim Campbell crafted the duplex as back-to-back units, each three stories tall with about 500 square feet of living space on every floor. Two bedrooms and a bathroom sit at street level, the kitchen and living areas are on the second floor and the master bedroom and bath are on the third.

Life in a three-story home means a lot of time spent going up and down stairs, but Mitchell says the vertical layout works for him, particularly when he has guests.

"Different parts of the house seem more separate from each other, so those places seem more like destinations," he says.

The layout supports a "very European or very San Francisco way of life, in which parents and children may live on separate floors," Campbell says. "Then everybody meets on the second floor, which then becomes the public area of the building."

To make the duplex's snug rooms seem more spacious, the designer raised the ceiling to 10 feet and called for glass on at least two sides of every room, "so that light itself becomes a design feature," Campbell says. In placing the windows, he followed the traditional Japanese principle of borrowing a view — making the room feel larger by guiding the eye to an attractive sight outside.

What is most appealing to Campbell is the big picture: the prospect of achieving a higher population density on what is essentially a single-family-sized lot.

"A lot of people are very concerned about L.A. becoming a city of high-rises," he says. But by building two units on the same footprint as a single-family house, "you can address density without destroying either neighborhoods or neighborhood scale."

Mitchell seems less worried about the novelty of his vertical house than his new role as landlord. He plans to live in one unit and rent out the other for \$3,500 a month.

"It's a bit of an unknown for me," Mitchell says. "I have jumped from the plane, and I hope to God the parachute's attached."

FOR Hillel Nachum, the leap of faith wasn't becoming a landlord but choosing to build in an undeniably Modern style. When he purchased an English-style duplex at the corner of Harper and Waring avenues in West Hollywood, his intention was to tear down the tired structure and build in the Spanish architectural vernacular, much like the classic duplexes in his neighborhood.

"But once we started construction, I'd come home and I wouldn't be happy with what I saw," Nachum says. "I told my wife, 'That's not the house I want to live in. It didn't speak to me.'"

So he started over, interviewing three architects and eventually hiring Amit Patel, a Woodland Hills-based designer to whom he gave these simple instructions: "Do what you want, but just give me something that will look good in the neighborhood."

Patel looked around and decided what would look good in the neighborhood was change — a hint of the future

rather than an ode to the past. The result is a sleek, gray-on-gray urban cube, a series of boxy volumes that create the illusion of single-family residences within a shared-space setting.

"Duplexes are different from condos," he says. "The minute you go to more than six units, the residents want to feel part of a community. When you have five units or less, they want individuality. They want to feel like they have their very own space."

At Nachum's duplex, doors are situated so that residents are oblivious to the comings and goings of the neighbor. Windows are few, so as to limit noise and to ensure that no part of one unit is visible to the other. Natural illumination comes from skylights. Most important, bathrooms are set away from shared walls. "You do *not* want to hear the neighbor flushing," Patel says.

Hollywood-based interior designer Rosana Campos chose the same kinds of finishes that she uses in high-end homes, including walnut cabinets and honed Carrara marble countertops in the kitchens. Two-foot-square Italian porcelain tile covers some bathroom walls, and every shower floor is mosaic glass tile. Railings for the stairs and mezzanine are glass too.

For Nachum, the choice in architectural style inside and out brought some initial anxiety.

"In the beginning, every day neighbors were asking, 'What kind of house is *that*?' " he says. "I was getting phone calls left and right."

Since he completed construction three months ago, he says, most skeptics have been won over. "When they walk their dog, they drop notes in my mailbox," Nachum says. "I get compliments on my doorstep."

Patel points to that kind of validation as proof that residents are open to departing from the neighborhood's Spanish-style roots. "I'm all for historical preservation," he says. "But rebuilding the past from scratch doesn't make sense. These aren't the same people as in the past. They don't have the same lives."

AS A SINGLE WOMAN with two almost-grown children, Preminger liked the idea of downsizing from her four-bedroom house in the Santa Monica Canyon area. A duplex offered flexibility. Her two-bedroom unit could accommodate short-term guests, and someday the adjoining unit could be a home for an aging parent. In the meantime, rental income would help with the mortgage.

But what ultimately convinced her to move in herself was the striking, environmentally conscious design by Warren Wagner, founder of W3 Architects in Venice. A fan of Asian design, Preminger gave Wagner magazine photos of a contemporary house in Japan with a clean, spare aesthetic that was her inspiration, and what started as an investment property quickly became a home.

"I thought it would be interesting to not only build a green building, but to live in one," says Preminger, a nonprofit consultant turned developer. "This seemed like the perfect time to do it."

Outside, concrete block around the first floor helps to moderate temperatures, absorbing the sun's rays during the day and emanating heat at night. The primary living areas are passively cooled by vented skylights. On the roof, a bank of thermal panels provides hot water and radiant heat. Preminger plans to install photovoltaic cells and live as much as possible off the grid.

But the biggest sustainable feature, a vacationing Wagner says via e-mail, is the duplex's size. "The most amazing thing about the project is that it is so small — 2,700 square feet total for the two units."

The oblong building is split roughly across the middle. Preminger's side has a garage, bedroom and den on the ground floor. Stairs lead to a second-story great room and master bedroom suite. White walls and dark Inca basalt flooring create a cool, minimalist feel. Sliding doors open onto a garage-top patio shielded by frosted-glass panels.



The second unit is slightly smaller and more loft-like. The split-level entry connects to a subterranean garage tucked on the side of the building. Upstairs lie the kitchen and great room with double-height ceiling. Floating metal stairs lead to a sleeping area and bath above. Two custom picture windows, each framed in broad bands of steel, fill the space with natural light.

Whereas other duplexes in this gentrifying neighborhood maximize square footage, Preminger under-built to accommodate her love of gardening.

"For a developer to understand that a garden and open space is as valued as more interior space was a great thing," Wagner says. "This is an incredible example of how we can build a little less, but of a higher quality and still come out positive."

With a few exceptions, her new neighbors have embraced the duplex, however different it may look.

Preminger says she likes her garden of fruit trees and vegetables, but her yard work is often interrupted by passersby commenting on her building. "Not a day goes by," she says, "when someone doesn't stop and compliment the design."

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**PARTNERS:**



## ASSISTED HOUSING

### Blanco Wants More Federal Money

Louisiana Gov. Kathleen Blanco (D) visited Washington this week with hat in hand asking for at least \$5 billion more to supplement the \$6.2 billion provided the state's Road Home program by Congress earlier.

While Blanco avoided asking for a specific amount, state officials estimate up to \$5 billion as a shortfall in the program, which awards homeowners who lost their homes or saw their homes damaged by Hurricane Katrina up to \$150,000 in grants.

Blanco says she will shuffle \$714 million in federal aid from other programs, along with state money, to reinforce Road Home, which has doled out \$1.6 billion in aid so far to more than 28,000 homeowners.

Officials say 87,000 applications for grants have been received.

## AFFORDABLE HOUSING

### Activists Descend On Capitol

Busloads of public housing tenant activists from several cities as far away as Los Angeles traveled to Capitol Hill June 20 to protest Bush administration cuts in public housing operating money and show support for affordable housing.

Organized by the Nat'l Coalition to Preserve Public & Assisted Housing, about 4,000 public housing tenants marched from the Capitol to HUD to protest cuts.

## GREEN HOUSING

### NAHB OKs Green Building Push

After months of emphasis on environmentally-friendly housing construction, the Nat'l Assn. of Home Builders (NAHB) board approves creation of a national green building program.

The June 10 board vote would base the program on creation of a template for a voluntary, market-driven green building effort across the nation.

The template would be a national green building standard, a model for residential construction under development by builders, architects, environmentalists and housing product experts expected to be completed in early 2008.

NAHB is working with the International Code Council on the effort and is basing its approach on the *NAHB Model Green Home Building Guidelines*, the genesis of more than

20 state and local green building programs.

Info: NAHB, 202/266-8132

## RURAL HOUSING

### NOFA For Technical Grants

The Agriculture Dept.'s Rural Housing Service issues a Notice of Funding Availability (NOFA) to solicit applications for technical assistance grants to conduct programs helping low-income rural residents obtain or maintain occupancy of adequate housing.

Up to \$1 million in competitive grants will be awarded and no single grant will exceed \$100,000.

Applications are due July 20.

Info: *Federal Register*, 6/20p33969

## CONGRESS

### Martinez Shifts Allegiance

When Sen. Mel Martinez (R-FL) was HUD secretary in the early years of the Bush administration, he toed the administration line on elimination of HOPE VI (*see related story p2*) as an inefficient and cumbersome program.

Martinez's position has shifted 180 degrees since becoming senator in 2005. He now embraces HOPE VI to the point of being one of the three key figures behind the wording of S 829, the proposed HOPE VI Improvement & Reauthorization Act of 2007—the others are Sen. Barbara Mikulski (D-MD), who is affectionately referred to as the "mother of HOPE VI," and Sen. Jack Reed (D-RI).

Martinez made a point of emphasizing his role in his comments during the Senate Banking Committee's hearing on HOPE VI renewal June 20.

### Mikulski Boosts HUD Gulf Effort

Whether intentional or inadvertent, Sen. Barbara Mikulski (D-MD) gives HUD's effort in public housing replacement in New Orleans a major boost.

HUD has been between the proverbial rock and a hard place in its effort to replace old public housing complexes damaged by Hurricane Katrina in 2005 with mixed-income housing communities.

Public housing activists, in a lawsuit and several protests, insist on one-for-one replacement of the more than 5,000 public housing units in the four massive projects targeted for demolition.

Activists insist, too, that all former tenants should be given the right of return to public housing, regardless of

# LETTERS



## Section 8 evokes little sympathy

Re "A not-so-welcome mat," June 17

The principles of the federal Section 8 program should be to provide short-term housing to the needy. The current system is abusive when the government subsidizes two-thirds of \$1,800 to place individuals in neighborhoods of poor-quality housing, while middle-class families who can afford market rates must pay the full cost. Many Section 8 recipients are elderly or disabled, and the program is a lifeline for many of them. The program is a lifeline for many of them.

There should be a limit on the number of families that can be placed in a neighborhood, and the program should be reformed.

—*John S. Smith, Los Angeles*

While the federal government subsidizes two-thirds of the cost of housing for low-income families, it also subsidizes the cost of housing for middle-class families. This is a double standard. The federal government should stop subsidizing the cost of housing for middle-class families and use the money to help low-income families. The federal government should also stop subsidizing the cost of housing for middle-class families and use the money to help low-income families.

—*John S. Smith, Los Angeles*

The federal government should stop subsidizing the cost of housing for middle-class families and use the money to help low-income families. The federal government should also stop subsidizing the cost of housing for middle-class families and use the money to help low-income families.

—*John S. Smith, Los Angeles*

Oh, the irony! I support the idea of the government assisting the people to move up the social and economic ladder. But with the case studies presented in your article, the Section 8 recipients are not the people who need the help. They are the people who are already doing well. They are the people who are already doing well. They are the people who are already doing well.

—*John S. Smith, Los Angeles*

In the case of the man who was killed by a car, the family should be compensated. The family should be compensated. The family should be compensated. The family should be compensated. The family should be compensated.

—*John S. Smith, Los Angeles*

## Readers: Surprise Section 8 inspections OK

*This story appeared in the Antelope Valley Press on Monday, June 25, 2007.*

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The Valley Press, in this week's completely unscientific but utterly democratic "Have Your Say" feature, asked voters:

Do you think housing authorities should be able to make unannounced inspections of the homes of Section 8 recipients to enforce compliance with program regulations (e.g., Section 8 rules prohibit the presence of parolees, illicit drugs, unauthorized residents, etc.)?

Of those who responded, 69, or 97%, said "yes"; and two, or 3%, said "no."

Survey responses included:

\uE06F

Why announce it? It only gives them time to clean up and get the unauthorized residents out of there for the time of the inspection. They are doing a fine job. In fact, if they want to do more, I wouldn't argue with the police. In fact, I'd be behind them all the way. You break the law, you do the time. And if you don't comply, you lose.

Cheryl Davis

Lancaster

\uE06F

If my tax money is helping to pay the rent, then I should have some say in who lives in the house/apartment I am paying for. If I owned the place and saw that it was not being taken care of or that drugs were being sold from there or a thousand other things that could be wrong, I would make sure the problems got solved or that the people causing the problem were put out of the property. The housing authority should have the same power I would have as a landlord.

Gary L. Helm

Lancaster

\uE06F

If participants know inspectors are on their way, even the most mendacious, dishonest, fraudulent program abuser for a few minutes, an hour or a day might be able to pass themselves off as exemplary models of Section 8 assistance.

Scheduling inspection gives abusers the opportunity to clean house, tidy things up, cut the lawn,

water the grass, hide contraband and narcotics, rid the premise of pilfered and stolen merchandise, oust unauthorized parolees and residents, secrete those new SUVs - you know, make the place presentable.

No, frequent, random and unannounced inspections should be the standard method of review to verify that those accepting Section 8 housing assistance are in compliance with all rules, regulations and policies recipients promised to adhere to.

I have little sympathy for those who willfully abuse any form of public assistance. Participants are fully aware of the consequences of noncompliance. No ifs, ands or buts; no excuses, no forgiveness, no exculpation - Section 8 recipients found to be violating the housing assistance program's guidelines warrants impartial, merciless and swift termination of their participation in the program.

Darwin M. Ochs

Lancaster

\uE06F

One hundred percent yes. If the government must make your house payment and feed your children, then the government has a right to make sure you are still a person in need of this benefit. The government has every right to make sure all people receiving this blessing are following the legal guidelines to get it.

There are so many people who truly need the help and are turned down for it, due to not having small children. Unfortunately, it has been proven over and over again that the types of people who are receiving the most help are involved in illegal activities and housing the rest of their family that cannot get the benefits due to the fact that they can probably ... do I dare say the four-letter word? Work. I say check them once a month, and while they are at it, make sure they still really cannot work. I wouldn't know a thing about it, because I would never be offered it, but from what I understand, this state even gives out free child care, too, so that should not be a problem even for some of the mothers out there getting the freebies and having more kids to get even more freebies. Get to work, AV! It won't kill you. If you don't want to, then you better follow the rules.

Mary Stuart

Lancaster

\uE06F

If authorities cannot make unannounced visits, it would be very difficult to ensure that recipients are following program regulations. I think the recent stories in the AV Press definitely indicate that, without aggressive enforcement, this program would more out of control than it already appears.

Nancy Jo Hatfield

Lancaster

\uE06F

Golly, gee, let me think about that. Not only should their inspections be unannounced, they should have deputies with them to immediately arrest anyone and everyone who is in violation. This includes the landlords who have allowed the violations to continue. Section 8 housing is another program that is costing taxpayers thousands of dollars, with no benefit to the community. There are no doubt some people who benefit, but for those who have chosen to violate the trust of the community, it is time to pay the piper.

Roger Berger

Leona Valley

\uE06F

If you are getting public assistance, the taxpayer has a right to know where his money is going. Can't stand the heat, don't get in the fire. There has been enough fraud to warrant not trusting the program. It could be your home that is affected next.

Oliver Winheim

Lancaster

\uE06F

If the government is flipping the bill for your housing, it should have every right to have unannounced spot inspections of its investment. We have too much government waste. Let's be sure the recipients are accountable and still within guidelines to remain on subsistence. Lives change; we can't assume once Section 8, always Section 8.

Paul Abrams

Lancaster

\uE06F

Anyone requesting and receiving taxpayer-earned dollars of up to \$1,800 a month to help pay their rent is obliged, without notice, to demonstrate that the taxpayer-supported living accommodations are in compliance with applicable Section 8 program regulations. If the obligation to comply with the regulations is too onerous, the recipient of the taxpayer-earned dollars will just have to get a job and experience income tax withholding first hand. Sorry, but the recipient cannot have it both ways.

Billie Dickey

Pearblossom

\uE06F

This measure would net the biggest scammers of all. Husband and wife divorce. Wife signs over all assets to husband. Wife asks for no spousal support and is instantly qualified for public assistance for her and however many children are involved. Ex-wife moves into nice house in nice neighborhood on taxpayer dollars. Hubby follows with his drug-dealing business and low-life friends. Escalades and Navigators appear along with regular calls by law enforcement. Property values of adjoining homes plummet.

Sound familiar? It happened to me. This is known as "getting over" in some segments of our society and was related to me by a multiple rental-property owner.

I agree with an e-mail that has circulated recently. Drug testing of Section 8 tenants would send much of this trash back down below where it belongs. The truly needy would have nothing to fear. The ACLU will be calling it mean spirited. Odd how I, or anyone I know who works for a living, has never required that socialist organization's assistance. Then again, they are lawyers. What would they know about working for a living?

Cliff Barth

Quartz Hill

\uE06F

Yes, yes, yes! This is the only way compliance with regulations can be effectively enforced. No "cleaning house" before the inspectors arrive.

Tom Large

Lancaster

\uE06F

One of the conditions for being on Section 8 should be acceptance of unannounced inspections. It would be a strong deterrent (especially if the inspections are performed regularly and randomly) to those whose primary aim is to defraud the system. Legitimate applicants, while slightly inconvenienced, should not have a problem with complying if they have nothing to hide.

Gwen Turner

Lancaster

\uE06F

A vast majority of Section 8 recipients are definitely abusing it.

Jennifer Ladd

Palmdale

\uE06F

If the inspections were announced, that would give the violators time to hide their evil deeds and the people who do not belong on the property.

Dan Dwyer

Quartz Hill

\uE06F

Those who live under the Section 8 program should allow the inspectors in at any time. It's embarrassing how they manipulate the system. These people live better than I. We have many Section 8 where I live, and almost all of them don't even work. They drive brand-new vehicles. You should see the houses they have - nice. And they hardly pay anything. Most of them have their husbands or boyfriend living with them. I work hard every day to provide for my family, and it's bad how these people get away with it. Why is the government not doing nothing about it?

A. Weaver

Palmdale

\uE06F

Public assistance programs should be difficult to get into, and easy to get kicked off of.

Paul Fleischer

Lancaster

\uE06F

I absolutely agree with authorities making unannounced visits to Section 8 homes. These tenants make certain agreements when they get this help for their families. The only one they have to blame for losing the Section 8 voucher are themselves. They knowingly break the rules and try to blame everyone else for their loss. If the authorities had to make appointments to check for problems, the tenants would make nice until they were gone and go right back to allowing their



unauthorized tenants to return and make more problems for the homeowners who have to be subjected to the decay of these properties in neighborhoods.

I know that if Section 8 families are abiding by the rules, they shouldn't have anything to worry about with unannounced inspections. It is the ones who are breaking the rules who complain about the inspections that make it really hard for the families that try to do it right. They make all Section 8 families seem like flakes and lawbreakers. There are a lot of families that do it right and a few that make it hard for everyone else, Section 8 and non-Section 8 families that live in the same areas.

I say to the authorities, keep up the good work and thank you for making the town a safer and cleaner place for everyone by weeding out the Section 8 riff-raff and allowing these vouchers to go to deserving families who abide by the rules.

H.R. Lee

Lancaster

\uE06F

The law-abiding Section 8 residents should have nothing to fear from unannounced inspections of their rental properties. The law enforcement personnel in the Antelope Valley and elsewhere have so many politically correct limitations that they can barely enforce the law. The increased crime rate here due to drugs, gangs, parolees and unauthorized residents is most discouraging. I support any new programs that will make our community more safe for us all.

Patricia Akkad

Acton

\uE06F

Yes. Maybe it would serve as a deterrent to the scumbags who abuse the system. I think if a house passes muster once or twice, though, the occupants should be left alone unless a complaint is received. Either that or publish a list of all Section 8 homes and let the taxpayers check where their money is going.

Debby Stewart

Palmdale

\uE06F

It is about time Section 8 recipients should comply with the regulations. Can it all be controlled? Probably not. People who "work" the system - i.e. welfare, false documentations and additionally on pay stubs - are usually pretty good at getting away with it. It's time it should

come to a stop, however I don't believe it will. I live in an area where I'm told, "Oh, just a single guy is moving in" next door. However, in reality, after he moves in, next thing I see is his girlfriend and three kids moving in. These are two-bedroom apartments. It makes me sick how good people are at working the welfare system and doctoring up their pay stubs even to recoup more child support. It would be great if these people would get off their behinds and get a job and help support themselves instead of the working-class citizens like myself and my husband helping support these people. I believe although where I live states "No Section 8," it is what it is becoming. Thank the good Lord above; it won't be long until my husband and I leave California.

Lori Garcia

Lancaster

\uE06F

Yes, I dislike government interference into our daily lives, period. However, in this instance, the government is already interfering by virtue of its assistance. I do not believe the alternative of notifying the recipients of Section 8 welfare would be effective, either. The honest recipients of this assistance have nothing to fear by unannounced visits by the authorities. In fact, this just might help in curbing Section 8 housing abuses.

Bart Smith

Lancaster

\uE06F

Having had a Section 8 house on the opposite side of my street, I can definitely say yes. We always knew when the house was going to be inspected, as most of the people staying there left. The new cars were gone. The rented carpet cleaner came in. Most of the children were gone, and the pit bulls left.

Right after the inspector left, all would reappear.

They should also inspect the garage, and do a more thorough job.

Betty Baldwin

Lancaster

\uE06F

I do believe that authorities should have a right to make unannounced inspections of Section 8 recipients' homes. Participation in the Section 8 program is not a right but a privilege; recipients sign an agreement and must abide by the terms of the agreement. By the same token, authorities

should stay within the boundaries of their duties and just enforce the rules. It should not be considered unreasonable search and seizure under the Constitution because, by signing the agreement, Section 8 recipients are giving prior consent to have their residences inspected at any time.

Tiffany Countryman

Lancaster

\uE06F

Absolutely, this financial program is provided from taxpayers' money and anyone asking for assistance must abide by all the rules all the time. Unannounced inspections are an excellent tool to ensure compliance with the programs standards. Anyone complaining certainly doesn't need the help.

P. Johnston

Lancaster

\uE06F

One of the stipulations for Section 8 eligibility should be to accept unannounced inspections. Those with nothing to hide will have no objections and will be more than willing to comply if not move out immediately.

Kay Hopkins

Palmdale

\uE06F

This proposal is a no-brainer. Of course they should be able to inspect the homes of Section 8 people without telling them. If you tell someone we are going to inspect you, they will get rid of the extra people who are living there and clean up the place. They are going to do a lot of things. The only way you will find out who is poaching on the government by taking money for Section 8 housing and living in lovely homes that they usually ruin is to inspect them. Inspect them on schedule of the government, not on their own schedule. I don't understand why we can't do that. They are not earning a living, or working. They don't do anything. They are just poaching on the government.

Barbara McGee

Lancaster

\uE06F

Step up inspections. There are many abuses. They bring housing down in neighborhood. They have continued problems, crime committed in the home. They need to do them unannounced at any time they feel that they need to, even if it requires hiring more people. They need to rid the Valley of abusers and people who are multiple families living there and abusing the system. Something has definitely got to be done about it. Step it up and step it up now.

Marjorie Ragsdale

Lancaster

\uE06F

You should not attack programs that help people. Once you put in drugs and parolees, everybody thinks that everybody's a parolee and everybody's in drugs. There is no such thing. I have known people who are really neat, people with children, but for some reason people don't have any compassion in the AV. Very few people. That is why we love the Kennedys and we love Roosevelt. Because these programs are made to help people. Help people, children, school lunches, money for cops, money for fireman. We should be able to accommodate some of these people who have children, no husbands, whatever the reason is. What happened to my America? I love this country, but I don't like what is happening here in the AV. People that are very hardcore-hearted people. I am very compassionate and I care for others.

Natalie Hernandez

Palmdale

\uE06F

These people live better than I do. Their houses are better than mine. I work six days a week. These people are driving brand new cars. They give up their right when the taxpayers pay for their stay in a house that they pay a couple hundred every month. They should be able to go in and check residents at any time. It should be a requirement Section 8 program should have.

Anna Weaver

Palmdale

\uE06F

Best thing that could happen to these people.

Samuel Elam

Palmdale

\uE06F

Not only do I think that they should be able to make unannounced inspections, I think all inspections should be unannounced. These people should not have any warning of when somebody is going to be there to see if they are in total complacency with Section 8.

Raymond Tremaine

Lancaster

\uE06F

Every day and twice on Sunday.

Ronald E. Brown

Lancaster

\uE06F

I believe they should be able to inspect the houses, I wish they would do it in Mojave. We have the problem in Mojave also.

Bettie Danel

Mojave

\uE06F

A lot of the dope and everything is coming out of there and makes it bad for the seniors who are on (Section 8) and are not like that.

Delores Reyes

Lancaster

\uE06F

Somebody has to keep an eye on these people.

Daniel J. Salinas

Lancaster.

\uE06F

Housing authority should be able to make unannounced inspections of Section 8 recipients to enforce compliance. The people who come in, there's very much importance that they be fine people who happen to be in some financial trouble. However, if drug dealers are coming in,

parolees are sleeping there, there should be the ability of authorities to investigate without telling anybody they are coming. Therefore the parolee is getting a break and therefore he must comply.

Auther Manders

Lancaster

# Negotiated Rulemaking Needed for Public Housing Management Fees

HUD has published property management, bookkeeping and asset management fees that are replete with flaws and do not meet the rule's standard of "reasonable." This document was distributed at the recent House briefing referred to on page 8. As the Department has been unable to produce satisfactory fee schedules after more than 18 months of informal discussions with the public housing industry, Congress should now direct HUD to enter into formal negotiated-rulemaking on this subject in order to achieve a fair solution acceptable to all parties. Please contact Tim Kaiser or Ted Van Dyke at (202) 546-5445 for further information.

## 1. Property Management Fees

HUD essentially proposes using the multifamily program method of benchmarking fees on actual amounts paid by FHA properties, without, however, allowing the add-ons for project and program characteristics which increase management costs that are permitted in multifamily. Benchmarking public housing on the FHA properties without the add-ons, though, is not "reasonable" for the following reasons.

- The FHA properties are not comparable to public housing properties
  - 30 percent of them serve no assisted families at all.
  - They are 14 years newer on average.
  - They serve a greater percentage of elderly families
  - Their average apartment size is smaller.
  - They are located in neighborhoods with lower poverty rates.
  - As a result of these differences, they are less expensive to operate.
- They have very different regulatory and operating environments.
  - Thousands of FHA properties have no program regulations at all.
  - Public housing also has to comply with a dozen major regulations that are not applicable to the assisted housing in the multifamily program.
  - The operating environment of public agencies is significantly different from that of private properties.
- The 2005 FHA data has not been inflated to be used in 2007 for public housing.
- HUD has refused to consider other "reasonable" fee schedules, even one it developed and uses for public housing units in mixed finance projects.

## 2. Bookkeeping Fees

HUD has based the cost of accounting for public housing on the median of the amounts spent by properties in the FHA database. This method is also not "reasonable."

- Thousands of properties in the FIIA database report no bookkeeping expense at all. Therefore, the median is artificially low.
- It is not fair to use the median of one group as the cap for another.
- The multifamily handbook states that the "cost...of a centralized bookkeeping system is...a project cost...based on actual costs..." (p. 3-6 emphasis added) Public housing, though, is not allowed to use actual costs.
- The \$3.73 PUM is patently insufficient to perform public housing's accounting duties.

## 3. Asset Management Fees

- HUD has never identified the responsibilities of asset management nor provided a systematic method of calculating an appropriate fee.
- The \$10 PUM is not comparable to the amount paid for similar work to project-based Section 8 contract administrators which was set on the basis of open competition.
- The average cash flow of owners in the FHA program is as much as seven times this amount.

## 4. Fee Schedules Should Take Effect January 1, 2011

Since the rule calls for housing authorities to convert to asset management by 2011, it is logical that January 1, 2011 be the date when housing authorities are obligated to manage their properties on the basis of these fee schedules. Until 2011, they are not required, and given the complexities of the transition, cannot be expected to operate their properties completely on the asset management model.



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Thursday, June 28, 2007 Last modified: Thursday, June 28, 2007 10:18 AM PDT  
**Supervisors give initial nod to affordable housing policy**

BY VINCE ECHAVARIA

The Los Angeles County Board of Supervisors has given preliminary approval to a new affordable housing policy for Marina del Rey, but to some affordable housing proponents, the policy falls short of fulfilling low-income housing needs for the community.

The supervisors voted unanimously Tuesday, June 19th, to support the Marina del Rey affordable housing policy, instructing the chief administrative officer to prepare environmental documents with comments from the public and other interested parties.

The policy is aimed at preserving existing affordable housing units in the Marina and creating new affordable units in compliance with the Mello Act, as well as balancing the county's ability to generate revenues for public programs throughout the county, officials said.

The Mello Act requires that when any low- or moderate-income residential unit is demolished and replaced within the coastal zone, the unit be replaced with another low- or moderate-income unit.

County officials have said the policy is intended to allow developers to determine the number of replacement and new affordable housing units that are to be constructed as part of any new development project within the Marina coastal zone or within three miles of the zone.

Under the policy, any existing affordable housing unit in the Marina that is torn down must be replaced with another affordable unit. Of the additional number of apartment units to be developed at the site, five percent of the units would have to be designated for low-income residents and five percent would need to be provided to moderate-income tenants, according to the policy.

The replacement affordable housing units must be provided on-site or within the coastal zone where feasible, and if not feasible, then within three miles of the coastal zone.

For any new housing projects, or non-replacement projects, the policy says that five percent of the units need to be designated for low-income tenants and five percent for moderate income.

"This is a good compromise," said David Sommers, spokesman for county Supervisor Don Knabe, of the new housing policy.

"The supervisor feels that this is a good deal because it will ensure that there is affordable housing in the Marina but also that the county will get to use the revenue out of these projects to benefit the entire county."

But some affordable housing advocates were not pleased with the supervisors' approval of the policy, saying that it does not help solve the affordable housing shortage in the community.

In supporting the policy, the board voted for the minimum requirement and overlooked the needs of low-income residents in the county for the interests of developers, claimed Helen Garrett, a member of the group People Organized for Westside Renewal (POWER) and a Marina resident who lives in low-income housing.

"They sold the people of L.A. County out to a special interest group — the developers," Garrett alleged.

The county has not had an existing policy when it comes to replacement housing projects, Sommers said.

There are several upcoming replacement housing projects in the Marina and the county needs to have a policy in place to address the need for affordable housing, he said.

While the new policy would ensure that low-income housing is provided, the county must also try to maximize its



revenue potential in the Marina, Sommers said.

"We have a legal obligation to maximize the revenue that is coming out of the Marina," he said.

Revenues generated will be invested in public benefit programs and services throughout the county, Sommers said.

The affordable housing policy requirements are expected to be applied to three upcoming Marina redevelopment projects.

Two of the projects — the 479-unit Villa Venetia/Lyon Capital, at the end of Fiji Way, and the 526-unit Neptune Marina/Legacy Partners, on Marquesas Way — are replacement projects. The third project, the 292-unit Waterfront at the site of the Harbor House Restaurant on Admiralty Way, is a new housing project.

Under the housing policy requirements, the three projects would add a total of 136 affordable housing units in the Marina, Sommers said.

The total loss of rent to the county with the affordable units would equal about \$50.1 million over a 60-year period, he said.

But given the expected increase in affordable units, some housing advocates claimed the policy still does not provide enough housing to satisfy the needs of low-income people in the Marina.

Chris Gabriele, executive director of People Organized for Westside Renewal, said the group was disappointed to see that the county "settled on so little affordable housing."

Garrett questioned why the county would support moderate-income subsidies when, according to county figures, there are over 1.1 million residents who qualify for low-income housing and need to be accommodated.

Members of People Organized for Westside Renewal say they wanted to see a policy that required at least ten percent of all units to be designated for low-income tenants. Another possible requirement could have been five percent each for very-low-, low- and moderate-income people, the group said.

Some say they were also disappointed to see that the policy supported has no requirement for very-low-income units.

"The very-low-income people are being cut out," said Jun Yang, an organizer with People Organized for Westside Renewal.

Don Klein of the Coalition to Save the Marina said the policy should be more comparative to other areas in the county and state, but it does take a step in the right direction.

The Board of Supervisors is expected to take a final vote on the housing policy in about three months.

## Raid nets 18 tagging-crew arrests in A.V.

BY GIDEON RUBIN, Staff Writer  
LA Daily News

Article Last Updated:06/28/2007 09:21:57 PM PDT

PALMDALE — Sheriff's deputies and probation officers searched 30 Palmdale locations Thursday in a sweep that led to 18 arrests, authorities said.

Deputies assisted probation officers in searching 21 locations, and deputies served warrants on eight homes in a raid of a tagging crew that's caused an estimated \$50,000 in known property damage, sheriff's Sgt. Kyle Bistline said.

Authorities seized three guns including an illegal sawed-off shotgun, two machetes and brass knuckles, Bistline said. One location was recommended for Section 8 housing subsidy termination.

Among those arrested were seven juveniles, who Bistline said were involved in the city's most-wanted tagging crew.

"I think it was a very productive day," Bistline said. "We targeted some career criminals, and we got the most prolific tagging crew in Palmdale."

Authorities arrested 19-year-old Treston Jones and Miguel Olasursa, 20, on suspicion of possession of illegal weapons.

Steven Schaffer, 36, was arrested on suspicion of grand theft auto; Jorge Neri, 18, on suspicion of burglary and Raul Gonzalez on a probation violation.

Robert Asebedo, 19, Manuel Asebedo, 23, and Richard Mikauski, 39, were arrested on drug charges and Tremayne Jackson, 22, Theresa Hyatt, 39, and Byron Smith, 32, on misdemeanor warrant charges.

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## Smaller houses may aid market

### KB, other builders look to downsize

BY ALEX VEIGA, Associated Press  
LA Daily News

Article Last Updated: 06/29/2007 10:00:08 PM PDT

KB Home is discovering that less could be more when it comes to luring skittish buyers in a housing slump.

In recent months, the company has rolled out a new line of smaller, more affordable homes that it hopes will jump-start sagging sales.

The move by one of the nation's largest home-builders comes amid a worsening housing slump that analysts now say could last for several more years.

"Smaller homes generate lower revenues, but they sell faster, therefore the cash returns are better," said KB Home's chief executive, Jeffrey Mezger.

Other major builders, including Fort Worth, Texas-based D.R. Horton Inc., also have started downsizing some home offerings. But KB Home has led the way, said Greg Gieber, an analyst with A.G. Edwards & Sons Inc.

"They understand the balance, what they can take away and how much they can reduce price having taken that amenity away," he said.

It also posted a 36 percent decline in revenue compared with the year-earlier quarter.

It attributed the loss to the oversupply of homes and declining demand. KB Home declined to give future earnings estimates or project when the housing market might rebound.

Miami-based Lennar Corp. also reported sharp second-quarter losses this week.

Meanwhile, the Commerce Department reported that sales of new homes fell in May by 1.6 percent, the fourth decline in five months. The median selling price of a home fell nearly 2 percent, to \$236,200.

Some analysts are now projecting it could take as long as four years for builders to sell off excess inventory. Homebuyers can expect more discounting this year, according to Gieber and other analysts.

"What you really need is a much sharper ramp-down in production, and that's what has to be driven home to the builders," Gieber said.

Like other home-builders, Los Angeles-based KB Home has struggled to find buyers as would-be purchasers wait for prices to tumble before jumping into the market.

Home-builders incur losses every day a new home stands empty. They have tried everything from slashing prices to tossing in free kitchen upgrades to entice buyers.

KB Home differs from many other home-builders because it doesn't build a house until it has a buyer under contract. Other companies complete construction, then seek buyers.

KB Home embarked on its smaller, cheaper strategy about nine months ago, with its first planned communities reflecting the change late last year.

The company declined to disclose national figures on how the smaller homes were selling. But KB said it sold 48 units in the past eight weeks at a Las Vegas community where homes range from 1,267 square feet to 1,608 square feet, and prices start at \$195,590.

The homes are as much as 500 square feet smaller than homes buyers might have preferred a year ago, Mezger said.

Prices vary, but the smaller homes are as much as 20 percent cheaper than larger versions.

Buyers can still opt to add a bevy of amenities, which can drive up the final price.

"Affordability is a real issue today in most of the markets that we operate in," Mezger said.

A KB Home community in Corona, called Willow Ranch, sold out its initial lots for sale last year, the company said.

The development was originally supposed to have homes as large as 4,000 square feet, but KB Home shifted plans to include smaller-size floor plans ranging from 2,100 square feet to 2,800 square feet. They start at a base price of \$452,000.

Gieber, the analyst, noted that homes in one of the company's Las Vegas developments were selling well "because they (buyers) could afford it."

Still, there is only so much home-builders can do to influence demand given the wider downturn of the housing market and the availability of resale homes, said analyst Chris Hussey with Goldman Sachs.

"They can lower prices, they can do a lot of things, but typically it's not going to have a big impact on the housing market because the homebuilders themselves don't make up enough of the housing market to really influence it," Hussey said.

New home sale activity represents about 15 percent of total housing sales in the U.S., and sales generated by KB Home and the rest of the publicly traded homebuilders make up only about a quarter of new homes sales, he said.

Homebuilders will likely continue discounting, but their margins will keep being squeezed, Hussey said.

"We fear that the increased competition from the resale market will continue to cause the builders to lose pricing power," Deutsche Bank North America analyst Nishu Sood wrote in a research note earlier this month.

KB Home shares fell 52 cents, or 1.3 percent, to \$39.37 in Friday trading.

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## Tagging crew arrested in sweep

### Cops target suspected taggers

*This story appeared in the Antelope Valley Press on Friday, June 29, 2007.*

**By VERONICA ROCHA**  
**Valley Press Staff Writer**

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**PALMDALE** - Seven teenagers accused of being members of the city's most prolific "tagging crew" were arrested Thursday as sheriff's deputies served search warrants on their homes.

The teens - all aged 15 to 17 - are believed to have caused about \$50,000 in damage since Jan. 1 by spray painting graffiti along Avenue S and 25th Street East and had the most incidents of any "crew" recorded on the city's computerized graffiti tracking system, said Detective Greg Bruner of the Palmdale Sheriff's Station's Partners Against Crime team.

A computer stolen from the Palmdale School District was found inside one teen's home, Bruner said. Five of the seven teens were arrested on suspicion of felony vandalism, and two were arrested on suspicion of misdemeanor vandalism. Three teens were on probation, Bruner said. Two teens - including the one at whose home the stolen computer was found - were sent to juvenile hall, and the others were released to their parents.

Bruner said all the teens' parents appeared upset and concerned about their sons' involvement with the tagging crew.

Two teens who had been attending summer school when deputies went to their home were brought later to the Palmdale Sheriff's Station by their father.

"He hates tagging," Bruner said. "He was so upset his sons were involved with graffiti."

At one home, in the 1830 block of Zephyr Court, no one answered deputies' shouts and knocks at the front door, so they broke the door open. Deputies caught one boy as he tried to jump out a side window and found two more inside the house. One boy was taken into custody and the other two were released after questioning.

The boy who tried to jump out the window was only visiting, deputies said.

Conditions inside the home were unlivable, said Gary Brody, a County Housing Authority investigator. Mattresses, dirty clothes and beer and liquor bottles were scattered on floors, and mice scampered around. Marijuana, drug paraphernalia and graffiti were discovered inside one boy's bedroom.

Brody said the boys' mother will likely lose her Section 8 rental subsidy.

He said the mother was unaware that her sons were involved in a tagging crew.

"She said, 'I didn't know my kids did that.' "

Neighbor Joyce Pierce, who has lived in the neighborhood for seven years, said the teens rarely presented trouble for residents, except for the occasional late-night skateboarding.

"They are good kids and good students," she said.

At another house, in the 36900 block of Justin Court, deputies found two semi-automatic pistols they believe belonged to the boyfriend of the graffiti suspect's mother. The man, who was on probation, was arrested.

The investigation into the tagging crew is ongoing, Bruner said.

[vrocha@avpress.com](mailto:vrocha@avpress.com)

*This story appeared in the Antelope Valley Press on Friday, June 29, 2007.*

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## **11 people arrested as cops search probationers' homes**

PALMDALE - Ten men and one woman were arrested Thursday as Palmdale sheriff's deputies and Los Angeles County Probation officers searched the homes of 21 people on probation and another home where detectives believe stolen property was being bought.

An illegal sawed-off shotgun was found at one probationer's home, sheriff's officials said.

✂ One home was recommended for termination from the Section 8 rental subsidy program.

Sheriff's officials announced the following arrests: Miguel Olasursa, 20, on suspicion of possession of brass knuckles; Treston Jones, 19, on suspicion of illegal possession of a firearm; Jorge Neri, 18, on suspicion of burglary, and Manuel Asebedo, 23, and Robert Asebedo, 19, on suspicion of possession of methamphetamine.

In addition, Richard Mikauski, 39, was arrested on a drug-possession warrant; Steve Schaffer, 36, on an auto theft warrant, and Tremayne Jackson, 32, Byron Smith, 32, and Theresa Hyatt, 39, on misdemeanor warrants, officials said. Raul Gonzalez, 22, was arrested on suspicion of violating probation.

- CHARLES F. BOSTWICK

## **Truck found in desert; keys, wallet, credit card still inside**

LITTLE ROCK - Deputies were investigating Wednesday the discovery of a truck found in the desert with the keys in the ignition and a wallet and credit card scattered on the seats.

Deputies believe the car might have belonged to a 53-year-old man who was found dead in the Pearblossom pumping station at the California Aqueduct earlier this month.

- VERONICA ROCHA

Jackson tells the mayors' group meeting in California that "Red tape is literally choking the life out of housing that's affordable to working families."

Info: HUD, 202/708-0980



## HUD

### Oil Portraits For HUD Secretaries

HUD maintains it has no extra money to strengthen public housing operating funds but the agency has discovered thousands of dollars to pay for oil portraits of five HUD secretaries including the present occupant, Alphonso Jackson.

*HAL* has obtained documents showing HUD is seeking the services of professional artists to paint full-body "presidential quality" portraits of Jackson and former secretaries Andrew Cuomo, Henry Cisneros, Jack Kemp and Mel Martinez.

When contacted about HUD's request for estimates from artists, the agency's publicity machine went into full gear to churn out this response: "Like many other federal agencies the portraits are a tradition and a historical reference point to recognize those who have served millions of American families. HUD is just bringing its historical markers up to date, thus the one time purchase of five paintings."

HUD tells *HAL* each portrait should cost taxpayers no more than \$20,000. But a check by *HAL* of going prices charged by professional artists shows up to \$25,000 each for a head-and-shoulders portrait and up to \$50,000 each for a full-body portrait.

HUD officials anticipate artists will work at a discount because of pride in painting portraits of men of stature which will have broad public exposure.

But, unlike presidential portraits which are on public display in the White House, portraits of HUD secretaries are confined to the 10<sup>th</sup> floor executive inner sanctum in its rigorously-guarded Washington, DC, headquarters visited by a privileged few.

So, unless artists buy HUD's theory of working at a discount, at least a quarter of a million dollars will be applied to "3/4 figure standard oil painting portrait on canvas no smaller than 30 inches to 40 inches and framed." HUD specifies a gold, wooden frame.

The request for proposal (RFP) is designed to escape under the normal media radar by being placed through the Small Business Admin.'s procurement process and subject to the restrictions of the Freedom of Information privacy Web policy.

## HEARD AT HUD

### HUD Braces For Exodus

With the Senate controlled by Democrats reluctant to give President Bush much political edge and scores of nominations in limbo, the administration faces an early exodus of talent.

The dilemma applies to HUD as well. Sources tell *HAL* departures of senior executives, at least one of whom has been awaiting Senate confirmation since last November, is anticipated.

One, Pamela Patenaude, long-time aide to HUD Secy. Alphonso Jackson and former Secy. Mel Martinez and most recently assistant secy. for Community Planning & Development, departed suddenly last week to accept a job in the private sector.

Another Jackson aide, Scott Keller, has been waiting months to be confirmed as HUD's congressional liaison.

As the countdown to the end of the Bush administration continues, executives, particularly political appointees, will want private-sector jobs or other government positions in hand before they face ouster Jan. 20, 2009.

Among rank-and-file HUD employees, officials expect a large exodus sometime in early 2008 when workers file for retirement. Nearly half of HUD's almost 9,000 employees—those with the working knowledge of the agency's programs—are reaching retirement eligibility.

## ASSISTED HOUSING

### State Has Billions In Surplus Money

Louisiana: Flush with billions of dollars of federal aid to help it recover from Hurricane Katrina's devastation, state officials find they have a \$2.8 billion budget surplus which state lawmakers plan to spend immediately.

A package of House bills—615, 765, 775, 931 and 953—pushed by Gov. Kathleen Blanco (D) administration, would apply \$1 billion to the Road Home program for home repairs or homeowner buyouts in the devastated areas as well as money to buy land for and design a public hospital to replace flooded facilities.

Remaining surplus money would pay for health programs, road repairs and flood protection projects.

The state still needs up to \$5 billion of federal aid to replenish the Road Home program, which is costing considerably more than estimated initially.

Meanwhile, HUD clears \$74 million to be applied to the same public hospital. The money would help purchase land and design a new Louisiana State U.-Veterans Admin. Charity Hospital.





**COMMUNITY DEVELOPMENT COMMISSION • County of Los Angeles**  
**2 Coral Circle • Monterey Park, California 91755**

Contact: Elisa Vásquez, County CDC, 323-890-7415 (o), 323-974-0546 (c)

## **LOS ANGELES COUNTY PUBLIC HOUSING AND SECTION 8 RESIDENTS RECEIVE EDUCATIONAL SCHOLARSHIP AWARD**

### **Scholarship Recipients Announced**

LOS ANGELES, CALIFORNIA — July 5, 2007. Today, the Los Angeles County Community Development Foundation (CDF) announced the recipients of their 2007 Housing Authority Resident's Scholarship. The Housing Authority Resident's Scholarship, established in 1996 by the employees of the Los Angeles County Community Development Commission (CDC) and the Housing Authority of the County of Los Angeles (Housing Authority), provides individual scholarship awards to residents living in the Housing Authority's Los Angeles County housing developments and Section 8 programs.

In recent years, the oversight of the scholarship fund was transferred to the CDF. Since 2001, the CDF has administered \$65,000 in scholarship awards to 98 individuals.

Eight scholarship recipients were selected based upon an array of criteria, including: grade-point average, letters of recommendation, personal essays and autobiographies highlighting their interests and career goals. Awards range from \$1,000-\$1,500 and can be used for college or trade school tuition, fees, books, and other educational needs. Scholarship recipients include: Leandra Ordorica, Nhan Ly, Abel Lam, Niente Johnson, Maria Elena Lara, Alexis Moody, Tammy Hobbs and Traci Harris.

Recipients will be presented with their awards at the Los Angeles County Housing Commission meeting on Wednesday, July 25<sup>th</sup>, to be held at the Harbor Hills Housing Development in Lomita.

*Strengthening Neighborhoods • Supporting Local Economies • Empowering Families • Promoting Individual Achievement*



"Education is a pathway out of poverty and provides the essential tools to achieve economic self-sufficiency. Our scholarships allow our recipients to pursue a brighter future for themselves and their families," said CDF Executive Director Linda Alexander.

The CDC continues to be the greatest supporter of the Housing Authority Resident's Scholarship. The CDC's hosts a 5-K "Run for the Fun(d)" at McCaslin Business Park in Monterey Park, to benefit the scholarship fund. The CDF looks forward to continuing its partnerships with the CDC and other community partners to make a significant impact on the lives of families in Los Angeles County. For more information or to find out how you can help these low-income communities achieve their educational goals, contact Linda Alexander, Executive Director, Los Angeles County Community Development Foundation, 2 Coral Circle, Monterey Park, CA 91755 (e-mail: [linda.alexander@lacdc.org](mailto:linda.alexander@lacdc.org); phone: 323-838-7730).

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## Audit: City does not keep track of affordable units

BY KERRY CAVANAUGH, Staff Writer  
LA Daily News

Article Last Updated: 07/09/2007 11:14:57 PM PDT

Los Angeles is losing the race to create and preserve affordable housing in part because the city's housing agencies don't track the number of low-rent units that are needed, built and lost every year, according to an audit released Monday.

The audit of the Housing Department by City Controller Laura Chick faults the city as a whole and elected leaders for failing to develop a coordinated, comprehensive approach to building and protecting low-cost housing for the city's poor and working class.

"If we're truly going to solve the housing problem, the crisis we face today in the city of Los Angeles, it's going to take the city's collective energy and political will to do it," Chick said.

With 600 employees and a budget of \$160 million, the Housing Department provides seed money to developers to build low-income rentals and assistance to first-time homebuyers. The agency oversees a \$100 million affordable-housing trust fund, which has helped fund 4,765 new units from 2004-2006.

However, during that time Los Angeles lost nearly 9,000 rent-stabilized units to condo conversions and demolitions.

The biggest roadblock for affordable housing in L.A. is the lack of public money to help subsidize the development of new units and the preservation of existing low-income units.

Chick suggested re-evaluating ideas that have previously been rejected by city leaders, such as requiring developers to include affordable units in new housing projects and increasing or dedicating hotel taxes to affordable-housing programs.

City Council members and Mayor Antonio Villaraigosa have talked about putting another housing bond on the ballot. Last year, voters narrowly rejected a \$1 billion bond to build affordable housing.

Chick said she couldn't support a bond yet. Agencies must first do a better job of assessing the city's housing needs and developing a strategy to build more homes for low-income residents.

"I do not support or believe the city should ask the public to give us more money for affordable housing until we fix everything that's fixable and improve everything that's improvable," Chick said.

Housing Department General Manager Mercedes Marquez was on vacation Monday and unavailable for comment.

Councilman Herb Wesson, who heads the council's housing committee, said he agrees that the Housing Department, Housing Authority and Community Redevelopment Agency need to work better together. And he's hopeful a new housing element in the city's General Plan will answer many of the questions Chick raised in her audit.

"All of us need to have affordable-housing elements in the districts we represent," Wesson said. "I personally believe the council is committed to doing that."

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<http://www.latimes.com/news/local/la-me-affordable10jul10,1,396800.story>  
From the Los Angeles Times

## Affordable housing efforts criticized

The L.A. controller says city departments have not assessed how many units are needed or on hand. Officials dispute the report.  
By Jessica Garrison  
Times Staff Writer

July 10, 2007

Amid what Los Angeles leaders call a housing crisis, city departments have failed to figure out how many affordable units are needed or are even on hand, according to an audit by City Controller Laura Chick.

"The answers to these questions should be clear and apparent, but they are not," Chick wrote in a letter Monday to city elected officials.

Officials at the city Housing Department sharply disputed that finding.

As rents have spiraled upward over the last few years, the dearth of affordable housing has become an increasingly hot political issue. Last fall, the city asked voters to approve a \$1-billion bond measure that would have raised taxes to build affordable housing — defined as rental units restricted to families with low and moderate incomes.

The bond failed, but Mayor Antonio Villaraigosa has said he might support another attempt as soon as next year.

Officials have also proposed a flurry of laws designed to protect tenants living in rent-stabilized units. And they have touted the city's \$100-million affordable housing trust fund, which gives money to developers to build such units.

In this context, the controller said she decided to audit the Housing Department, which is charged with developing and preserving affordable housing in the city.

She said she found that developers had used the trust fund to help build 1,069 affordable units between 2004 and 2006. But it was hard to assess what those numbers meant, she added.

The Housing Department could not say how many affordable units had become unavailable during that period or how those efforts fit in with the needs of the city's poor residents, according to the audit.

"We're in a crisis," Chick said. "We just don't know how big."

Chick also complained that the Housing Department did not work closely enough with the city Housing Authority, which administers housing projects; the Community Redevelopment Agency; or the homeless services authority. The city's antiquated computer systems can't even communicate with one another, she added.

Chick's office said other audits of the department would be released later this week.

Yolanda Chavez, executive officer of the Housing Department, said that Chick's auditors don't seem to understand the complexities of developing and tracking affordable housing. She added that her department had taken the lead in working with the other agencies.

Housing experts said the audit findings were not surprising, given the number of agencies involved in creating housing in Los Angeles.

"There's a lot of battling egos and turf battles," said Peter Dreier, a professor of public policy at Occidental College.

City Councilman Ed Reyes, meanwhile, said another crucial issue is a not-in-my-backyard resistance of many in the city to affordable housing.

"That is where the political realities hit the fan. We have to quit tiptoeing around the obvious," he said.

"We can count what we've done. We can count what we need, but if it has no place to go, what good is that?"

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## Small step toward affordable housing

### 'Utopian' plan for tiny condos drawing interest

By Kevin Smith Staff Writer  
San Gabriel Valley Tribune

Article Launched:07/10/2007 08:17:59 PM PDT

Southern California's housing market has slowed dramatically over the past year, even posting price declines in some communities.

But homes are still priced beyond the reach of many first-time buyers, and Arthur D. Greenberg wants to do something about it.

The self-styled, 76-year-old Westwood entrepreneur/sociologist has crafted an "affordable, utopian" housing concept dubbed Arthur's Regent House.

The concept involves an increased reliance on public transportation, a cooperative environment and - perhaps most importantly - a willingness on the part of first-time buyers to live in very small condominium units.

How small? These units would range in size from a mere 300 square feet to 500 square feet. But Greenberg insists they would be fully functional living spaces with all the basic amenities people would need.

"This would be a nice place to live," he said. "I plan to take one of the small units and keep it for myself. I actually want to experience the way people would live there."

As envisioned, each unit would come equipped with its own furnishings including a bed that converts into a couch and a dining room table that folds down when not in use.

Greenberg has pitched his housing concept to several Southland cities, most of which have expressed little or no interest.

But some communities, including Rosemead, want to hear more.

"It's definitely something that is sort of out of the box," Brian Saeki, Rosemead's redevelopment administrator, said recently. "I want to understand more about the concept and we would need something formally submitted. We'd have to take a look and see how it fits in with our codes."

Greenberg has lined up Alliance Property Group Inc., a Los Angeles-based developer, which is excited by his concept.

"He has some very interesting concepts that are kind of in line with some of the things people like Mayor Villaraigosa have come up with," Alliance CEO Harley A. Searcy said. "His architectural approach is simple, but elegant."

Searcy said his company would be able to access construction funding through a number of sources, including redevelopment agency assistance, tax credits, Community Development Block Grant funds and private equity funding.

"We have partners with some deep pockets," he said. "When you do affordable housing, you have to work really hard. You can never find one single source that will cover all of the financing."

Searcy said the toughest part may be finding available land.

"We started looking at parcels a couple days ago," he said. "We're interested in seeing what he comes up with."

Chelsea White has been living in a test unit on Greenberg's property. The 23-year-old Westwood resident said her 250-square-foot unit has worked out fine - despite its tiny size.

"I have everything I need and nothing I don't," she said. "There's plenty of room for clothes and tons of storage space. They did an amazing job utilizing wall space and shelving."

Greenberg said the condos are targeted toward people earning as little as \$30,000 a year.

"Home ownership is really what you want," he said. "It adds stability and pride to a neighborhood because people take care of what they own. A couple earning about \$49,000 could afford a two-bedroom unit. Otherwise, they are priced out of the market."

Greenberg estimates his condo units would be priced starting at around \$149,000.

He plans to build the multi-story condo communities with an interior courtyard area where community activities could take place.

The complexes would also include retail shops that would be open to the public from the outside, although access to the interior of the development would be limited to residents or others with community memberships.

Greenberg said the units would have limited parking because they would be built close to public transportation lines.

Nearby commercial parking lots could be utilized for night parking, he said, by crafting a cooperative agreement with those companies.

"You walk into a big downtown building on weekends or in the evening and you'll be hard pressed to find a car in the garage," he said. "That space could be ... very cheap."

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## **Controller audit criticizes LA's affordable housing efforts**

The Associated Press

LOS ANGELES

The city's affordable housing efforts were criticized in an audit by Controller Laura Chick, who said there's been no assessment on how many units are needed or on hand.

"The answers to these questions should be clear and apparent, but they are not," Chick wrote in a letter Monday to city officials. Low-income housing has reached the crisis stage, according to some officials.

Last fall, city voters failed to pass a \$1 billion bond measure that would have raised taxes to build affordable housing defined as rental units restricted to families with low and moderate incomes.

The city has, however, touted its \$100 million affordable housing trust fund, which gives money to developers to build such units. Chick said developers used the trust fund to help build 1,069 affordable units between 2004 and 2006.

"We're in a crisis," Chick said. "We just don't know how big."

Housing Department officials dispute Chick's findings.

Department executive officer Yolanda Chavez said Chick's auditors don't seem to understand the complexities of developing and tracking affordable housing.

Experts also noted the number of agencies involved in creating housing in Los Angeles.

"There's a lot of battling egos and turf battles," said Peter Dreier, a professor of public policy at Occidental College.

City Councilman Ed Reyes also noted the not-in-my-backyard resistance of many in the city to affordable housing.

"That is where the political realities hit the fan. We have to quit tiptoeing around the obvious," he said.



*The Signal - Wednesday, July 11, 2007*

# Controller Blasts L.A. Housing Options

■ Criticism finds low-income housing in a crisis stage, according to officials.

BY THE ASSOCIATED PRESS

LOS ANGELES — The city's affordable housing efforts were criticized in an audit by Controller Laura Chick, who said there's been no assessment on how many units are needed or on hand.

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#### Housing Plan

Date: 07-12-2007 5:31 PM - Word Count: 178

#### Housing Plan

Eds: Jeff Lustgarten, SCAG, can be reached at (323) 466-3445.

LOS ANGELES (CNS) - Southern California needs another 700,000 houses and apartments to accommodate projected population increases over the next seven years, a planning group reported today.

The Southern California Association of Governments' Regional Housing Needs Assessment plan calls for 699,368 apartments and homes, including very low-, low- and moderate-income units, by 2014.

Those units would provide housing for 2.1 million people as the region experiences a population increase and changes in job growth.

"Today's action represents an essential step in Southern California's short- and long-term efforts to meet the housing needs of its residents," said San Bernardino County Supervisor and SCAG President Gary Ovitt.

State law requires SCAG to develop a plan to address regional housing needs throughout Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.

The plan will be forwarded to the state Department of Housing and Community Development for approval. Cities will have until June 2008 to update their housing plans and submit them to the state for approval.

CNS-07-12-2007 17:31

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## Pa. officials concerned about migration from N.J.

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By Jeff Swensen for USA TODAY

Robin Moore moved to Altoona, Pa., in March after packing up her family and leaving a housing project in Newark, N.J.

By Charisse Jones, USA TODAY

ALTOONA, Pa. — Robin Moore had never heard of this city in the mountains of central Pennsylvania, so far in distance and feeling from her home in Newark.

Compelled by a desire to stretch her dollars and find space and safety, Moore dialed a phone number she spotted on a flier in a Newark welfare office. "I always liked Pennsylvania, so I kind of took a chance with Altoona," says Moore, 37.

In March, she moved with her husband, three daughters and grandson to a public housing development here.

"I wanted to protect my children," she says. "I wanted to protect my husband because in New Jersey, there's a lot going on. This town had more of what I wanted, a little more peace."

Moore's is one of at least 16 lower-income families who in recent months moved more than 200 miles across state lines from Newark and nearby urban enclaves to Altoona, population 47,000.

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Home for Moore is a four-bedroom, two-story unit that has a back deck and mountain view, a marked change from the Newark public housing project, rife with drug dealing, where she once lived.

The arrival of Moore and others, along with inquiries by dozens of other New Jersey residents seeking subsidized housing here, has triggered concerns by Altoona housing officials that New Jersey is steering its poor to Pennsylvania, kindling tensions between longtime residents and the newcomers.

The migration is one reflection of the shortage of affordable housing in many metropolitan areas. Teachers, police officials and other middle-class workers often live far from where they work because they can't afford adequate

housing in those communities.

The poor aren't much different, says Danilo Pelletiere, research director for the National Low Income Housing Coalition.

"More and more, it's not so much economic opportunity, but it's the lower housing costs" prompting poor people to move, Pelletiere says. "We have been losing low-cost rental units in most major metropolitan areas ... to condos in some cases, in others to neglect, and to even higher-priced rentals."

The Altoona phenomenon is popping up elsewhere:

\* **•Lancaster, Calif.** Communities in the Antelope Valley have seen an influx of families from Los Angeles, 70 miles away. Their public-housing vouchers enable them to afford nicer homes than they had in the city.

**•Columbus, Ohio.** Barbara Clark, head organizer for the local chapter of the affordable-housing advocacy group ACORN, says local families use their subsidies to find homes in the suburbs. "To find a nice home, you have to move way out," Clark says.

Then there's New Jersey, which has the nation's highest per capita property taxes and some of its most expensive housing.

Tory Gunsolley, spokesman for the Newark Housing Authority, says the agency did not direct local residents or applicants to Pennsylvania. But, he adds, "we certainly understand that if there are people desperate to find affordable housing, they will look beyond what Newark will provide."

#### **A curious trend**

It was about a year ago that the Altoona Housing Authority began getting six to eight calls a day from New Jersey residents seeking applications for subsidized housing, Executive Director Cheryl Johns says.

She found it curious that those seeking to move here had no idea where the city was.

When she finally asked an applicant why she was interested in Altoona, the caller said her welfare case worker had referred her. Johns decided to take action. "When I have almost half of the people on my waiting list from the New Jersey area, it's an issue," Johns says.

She contacted a state senator whose office tracked down two fliers, posted in a Newark welfare office, that gave the phone numbers of the Altoona Housing Authority and an apartment development in Williamsport, Pa., that accepted government rental vouchers.

Bruce Nigro, welfare director for Essex County, N.J., says that once he learned of the fliers, he banned them.

A person who qualifies by income for subsidized housing can apply for a unit anywhere, says Donna White, a spokeswoman for the Department of Housing and Urban Development, but most people stay in their local communities. Of the 1.8 million families in the rental subsidy program, 7%-10% get a voucher in one area, then use it in another, she says.

In Altoona, roughly 20% of the population qualifies for subsidized housing based on income, Johns says. Local residents get priority. Waiting lists range from 18 months to two years.

"We're not trying to discriminate against anyone," she says, but "I'm responsible for taking care of the residents of the city of Altoona."

#### **More drug trafficking**

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Some Altoona residents and public officials blame an increase in drug crime on recent arrivals from New Jersey and other states.

John Grum, 48, says the city should not offer subsidized housing to out-of-towners "or at least get a good background check on them before they do." Those committing many of the crimes are "from Pittsburgh, Philadelphia, New Jersey. They're not Altoona people."

Kevin Harley, spokesman for Pennsylvania Attorney General Tom Corbett, says that in the past five years, drug dealers from larger cities have moved into smaller cities such as Altoona "where they can essentially be a big fish in a small pond."

Since January 2005, he says, more than 600 street-level drug dealers have been arrested in Blair County, which includes Altoona.

Robin Moore says such statistics have nothing to do with her. "My daughter's a productive member of society," she says. "My husband is, and I am, so even if it's just us three, that proves right there that (not) everybody from Jersey is ... into drugs and crime."

Moore was paying \$795 a month for a two-bedroom apartment in Newark when she called the Altoona authority in January 2006.

She won't say what she pays in Altoona, but her family lives in an apartment that's larger yet cheaper than their last home in Newark.

Her husband, Corey, is a groundskeeper. Moore, a former customer service representative for a computer services firm, is looking for work and heads the tenants council in the 170-unit complex.

She says she knows some Altoona residents resent her presence. But sitting with her front door open, her children playing outside near picnic tables, she pays it no mind.

"I didn't even allow my kids to go outside when we lived in (Newark public) housing, though we had a playground," she says. "The drug dealers had taken it over. ... I know what my purpose is for coming here."

Posted 21h 56m ago

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To report corrections and clarifications, contact Reader Editor **Brent Jones**

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## Smackdown on Section 8

### Nearly 100 households lose rental subsidies

*This story appeared in the Antelope Valley Press on Sunday, July 15, 2007.*

**By JAMES RUFUS KOREN**  
**Valley Press Staff Writer**

PALMDALE - Nearly 100 Antelope Valley households have lost their Section 8 subsidies in the first five months of 2007, a result of intensive local enforcement efforts aimed at identifying recipients who defraud the aid program or break program rules, officials say.

Lancaster and Palmdale, with matching contributions from 5th District County Supervisor Michael D. Antonovich, have spent their own money to hire Section 8 investigators - a move that has netted hundreds of tenants defrauding the system.

"We're very happy with our level of enforcement," said Kelly Long, a spokeswoman for Palmdale's Public Safety Office. "We have worked with Section 8 for several years now, and as they've been able to add investigators, things have really been able to kind of jump up."

Section 8 is a federally funded housing assistance program that helps households pay their rent. Funding for the program comes from the U.S. Department of Housing and Urban Development, but the program is operated by the Housing Authority of Los Angeles County.

Five years ago, Palmdale had just shy of 2,000 Section 8 tenants. That number was down to 1,014 at the end of May. In late 2005, Lancaster had 2,047 Section 8 households; now it has 1,790.

From Jan. 1 to May 31 of this year, 39 households in Lancaster and 54 in Palmdale have lost their Section 8 subsidies.

"This is a very incremental process," Lancaster City Manager Bob Lasala said. "It's constant, steady pressure and enforcement on those who are irresponsible participants in the program."

Frequent terminations

Section 8 enforcement is much more intensive in the Antelope Valley than in the rest of Los Angeles County.

Lancaster and Palmdale had a total of 2,804 Section 8 households at the end of May, and from Jan. 1 to May 31, 93 households were booted from the program.

By contrast, outside of the Antelope Valley, the County Housing Authority had 14,796 households and booted 45 in the same period - more than five times as many Section 8 households, but fewer than half as many terminations.

"There is higher attention given in the Antelope Valley," said Carlos Jackson, executive director of the County Housing Authority, which administers the Section 8 program in 70 cities and the county's unincorporated areas.

The increased enforcement in the Antelope Valley, Jackson said, is a result of additional resources from Palmdale and Lancaster and of more complaints from local residents.

"We follow up on referrals," Jackson said. "We're reacting to complaints."

A May report from the housing authority shows that between July 2006 and May 2007, the authority's Section 8 fraud hotline received 447 calls for supposed problems in the Antelope Valley but received just 244 calls for problems in the rest of the housing authority's jurisdiction. Those complaints have led city leaders, as well as Antonovich, to pay for more investigators.

In the 2005-06 fiscal year, the cities and counties combined for \$128,641 in additional funding for Section 8 investigations. That number has more than doubled and the cities and county, through Antonovich, are expected to spend \$316,680 in 2007-08, according to the housing authority.

"Section 8 is a program that provides so much opportunity and promise for people who really want to use it as it was intended," Antonovich aide Norm Hickling said, "but you have just way too many people who look at it as an opportunity to steal from and defraud the taxpayers. But they will be found."

In all, the county housing authority has nine Section 8 investigators - mostly retired law enforcement officers. Of those, three are dedicated for Lancaster and Palmdale and five serve the rest of the county.

The ninth investigator is dedicated to Bellflower and Paramount, the only other cities served by the county housing authority that have opted by pay for increased investigations.

"It's a function of resources," Jackson said. "Both Lancaster and Palmdale allow us to hire more people to conduct investigations. ... We don't have the same level of

resources (elsewhere) as in those communities."

Later this month, Lancaster will add an additional part-time investigator as well as an analyst who will work with all Antelope Valley Section 8 investigators.

"That is being implemented as we speak," Hickling said. "It's going to be a very strong, very powerful investigative team once it's finally established."

### Tips spur investigations

Housing authority investigators start investigations after receiving tips from a Section 8 fraud hotline, (877) 881-7233.

A background investigation includes looking at housing authority records on income, the number of people listed on the Section 8 rental agreement and other facts. Investigators check if a household has had previous violations or if the housing authority has previously counseled the household about violations.

Adriana Ruiz, a program enforcement supervisor with the housing authority, said a violation doesn't necessarily lead to a household losing its subsidy.

If the head of a household recently found a job or started earning more money, Ruiz said, they might not have started reporting their new income to the housing authority and the housing authority might give the household counseling to try to correct the problem.

"We look at the severity," Ruiz said. "We don't always move to termination." Two of the most common problems in the Antelope Valley's Section 8 households - and, indeed, in Section 8 households countywide - are unauthorized residents and criminal or drug activity, Jackson said.

Because Section 8 rent vouchers are doled out based on financial need - households are supposed to pay 30% of their income toward rent, with vouchers covering the rest - having more people living in a Section 8 unit is a big problem. Another person could mean another income, and if that income isn't being taken into account, the household could be fleecing the housing authority, Jackson said.

Drugs also are a big problem, and the housing authority has a zero-tolerance policy when it comes to illegal substances.

That policy has "created some unfortunate circumstances," Jackson said. A household might lose its Section 8 subsidy because a child - or even a child's friend - had drugs in the residence, he said.



But Ruiz said there is little sympathy for rule breakers. Section 8 tenants are made aware of all rules and regulations.

"They reacknowledge those rules every year," Ruiz said. "They know the consequences."

Section 8 investigators often are accompanied by Sheriff's deputies from Palmdale's Partners Against Crime program or Lancaster's Community Appreciation Project when checking into a suspect household.

Sgt. Kyle Bistline of the Palmdale Sheriff's Station and Palmdale Partners said investigations have been pretty steady so far this year. He also said most of the Section 8 homes deputies visit are in violation of program rules.

"From our standpoint, 95% of the places we go to are in violation and need to be terminated," he said. "Here's the bottom line: You're getting subsidized housing. Those are our tax dollars, and there is a list of rules you need to follow."

Bistline said searches of Section 8 households have netted fraud cases and even a marijuana-growing operation.

"In almost all these (drug-related termination) cases, it's not like they found one little marijuana seed, and we don't know where it came from," he said. "The guys doing fraud investigations are doing their job, and they're doing a good job, and they're doing a thorough job."

### Program not a problem

Officials are careful to point out that their beef is not with the Section 8 program or the people it helps, but rather with people who defraud the system or break the rules.

"We're not targeting Section 8 - we're targeting criminals," Long said. "That's what enforcement agencies do. It's not like we're saying all Section 8 (tenants) are bad."

"There are lots of wonderful, deserving people who are on this program and are using it like they should," Long said. "It's not a problem with the Section 8 program. The problem is people in the program who are defrauding it."

Jackson, the housing authority director, said the purpose of Section 8 investigations is not to be confiscatory but to make sure help is getting to those who need it.

jkoren@avpress.com

**COMMUNITY DEVELOPMENT COMMISSION**

June 18, 2007

To: Each Supervisor

From: Carlos Jackson, Executive Director

**SUBJECT: MONTHLY PROGRESS REPORT ON SECTION 8  
HOUSING PROGRAM**

Pursuant to Supervisor Burke's motion of March 13, 2007, this report, covering the period of May 17 – June 17, provides information on our progress towards achieving a Standard rating per HUD's Section Eight Management Assessment Program (SEMAP). I am also sharing in this report information regarding the Corrective Action Plan we received from HUD on June 4<sup>th</sup>.

As we approach the end of the fiscal year, I remain optimistic that we will achieve a Standard rating for FY 2006-2007. Based on our current performance, we anticipate earning at least 90 points out of the possible 145 SEMAP points to receive a Standard rating.

Following is an update on the three most critical indicators:

**Annual Reexaminations (SEMAP Indicator #9)** – As I reported last month, the original 4,700 delinquent reexaminations were completed and we remain at 97% current for the reexaminations to be completed by June 30, 2007. We should receive the maximum 10 points under this SEMAP indicator.

**Annual Inspections (SEMAP Indicator #12)** – We have completed 97% of total inspections for the fiscal year. As in the above item, we should receive the maximum 10 points under this SEMAP indicator.

**Lease-Up (SEMAP Indicator #13)** – Our lease-up rate is at 86.4%. This is a slight decrease from last month's 86.9%. In May, we executed 442 new contracts and another 261 for the period of June 1-13. A total of 3,378 new contracts have been executed for FY 2006-07. This represents three times the number of contracts generated in the prior fiscal year (see attached Exhibit).

Each Supervisor  
June 18, 2007  
Page Two

There are currently 1,605 clients with vouchers seeking housing units throughout the County. Of this group, 973 vouchers are due to expire within 90 days and, unfortunately, 459 have less than 30 days before expiration. These 459 clients will be required to re-apply if they are not successful in leasing a unit in the next 30 days.

The housing locator services provided by Del Richardson Associates (DRA) to assist these clients are underway. Several counseling sessions have taken place this month. As of June 12, 2007, Socialserv.com has registered 452 landlords and there are currently 668 available units. This service was activated on June 1<sup>st</sup> and the web site received 17,029 hits in a one-week period. The services of DRA and Socialserve.com are supporting our efforts to reach 98% lease-up by December 31, 2007.

On June 4, we finally received the draft Corrective Action Plan (CAP) from HUD. Since the Section 8 program was rated as a troubled program for the FY 05-06, we are required to implement a CAP. A CAP outlines specific goals, obstacles and timeframes which are developed by the Housing Authority and HUD to address our program deficiencies. I am currently in discussions with the local HUD Office to reach an agreement on a final document. I will present the final draft CAP to your respective staffs for a complete review of it.

In reference to HUD's Office of Inspector General, we are still awaiting their final report regarding tenant eligibility and reexamination. They have indicated to me that the audit report may be issued in mid-July.

Please let me know if you have any questions or need additional information.

CJ:sm  
Attachment

c: Each Deputy  
David E. Janssen, Chief Administrative Officer  
Sachi A. Hamai, Executive Officer/Clerk, Board of Supervisors  
Los Angeles County Housing Commissioners

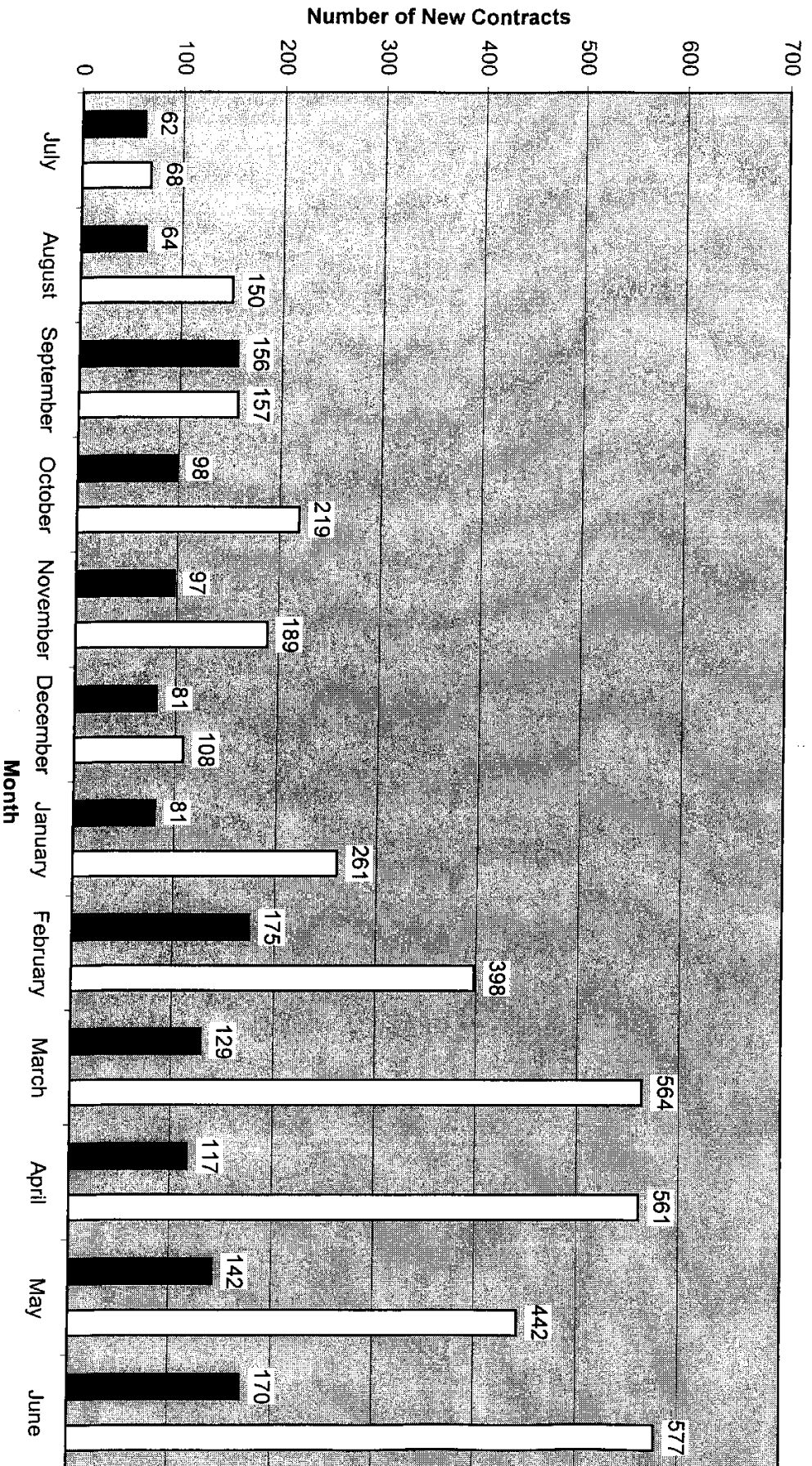
## Section Eight Management Assessment Program (SEMAP) - Description of Indicators With FY 06-07 Projected Score

Indicator	Description	Maximum Allowable Points	HACoLA Projected Points
1: Selection from Waiting List	The Housing Authority (HA) has included and followed written policies in their Administrative Plan for selecting applicants from the waiting list for admission.	15 points if 98% or > of new admissions were selected in accordance with policies	15
2: Reasonable Rent	The HA has and implements a sound written method to determine and document reasonable rent based on current rents for comparable units.	<ul style="list-style-type: none"> <li>20 points if 98% or &gt; of files followed requirements;</li> <li>15 points if 80%-97%</li> </ul>	20
3: Determination of Adjusted Income	The HA correctly determines adjusted annual income and uses appropriate utility allowance.	<ul style="list-style-type: none"> <li>20 points if 90% or &gt; of files followed requirements;</li> <li>15 points if 80%-89%</li> </ul>	0
4: Utility Allowance Schedule	The HA maintains an up-to-date utility allowance schedule.	5 points	5
5: HQS Quality Control Inspections	The HA re-inspects a sample of units drawn from recently completed Housing Quality Standard (HQS) inspections and from a cross section of neighborhoods/inspectors.	5 points	5
6: HQS Enforcement	The HA performs timely correction for Housing Quality Standard (HQS) deficiencies as required (24 hr/emergency; 30 day/non-emergency)	10 points if 98% or > units inspected w/in 30 days or with approved extension	10
7: Expanding Housing Opportunities	The HA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration; informs voucher holders of all areas where they may lease inside and outside jurisdiction; and supplies list of landlords or other parties who can help families locate units.	5 points if all is met	5
8: Payment Standards	The HA has adopted a payment standard schedule not exceeding 110% or below 90% of HUD-published Fair Market Rent.	5 points	5
9: Timely Annual Reexaminations	The HA completes a reexamination for each family at least every 12 months.	<ul style="list-style-type: none"> <li>10 points if &lt; 5% are more than 2 mos overdue</li> <li>5 points if 5%-10%</li> </ul>	5
10: Correct Tenant Rent Calculations	The HA correctly calculates the family's share of rent to the owner.	5 points if < 2% are incorrect rent calculations	5
11: Pre-Contract HQS Inspections	Newly leased units pass Housing Quality Standard (HQS) inspection on or before the beginning date of the lease and Housing Assistance Payment (HAP) contract.	5 points if 98% of > of newly leased units pass inspection prior to contract	5
12: Annual HQS Inspections	The HA inspects each unit under contract annually.	<ul style="list-style-type: none"> <li>10 points if &lt; 5% of HQS inspections are late;</li> <li>5 points if 5%-10%</li> </ul>	5

Section Eight Management Assessment Program (SEMAP) - Description of Indicators With FY 06-07 Projected Score

Indicator	Description	Maximum Allowable Points	HACoLA Projected Points
13: Lease Up	The HA enters contracts for the number of allocated units for at least one year.	<ul style="list-style-type: none"><li>• 20 points if 98% or &gt; of allocated units leased up.</li><li>• 15 points if 95%-97%</li></ul>	0
14: Family Self-Sufficiency (FSS)	The participant enrolls participants in the FSS program and measures the number of families earning an escrow account.	<ul style="list-style-type: none"><li>• 10 points if 80% or &gt; enrolled and 30% have escrow account balances;</li><li>• 8 points if 60%-79% enrolled and 40% have escrow acct. balances</li><li>• 5 points if &lt; 60% enrolled and 30% have escrow acct. balances</li><li>• 3 points if 60%-70% are enrolled and &lt; 30% have escrow acct. balances</li></ul>	5
15: Deconcentration	Half of all HA families with children reside in low poverty census tracts or a significant percentage of families are moving to low poverty census tracts.	5 points if all met	0
Projected Score for FY 06-07		150	90 Points

# HACOLA Section 8 New Contracts FY 05-06 and 06-07



■	FY 05-06
□	FY 06-07
<b>Totals</b>	
	FY 05-06 1372
	FY 06-07 3694

**Housing Authority - County of Los Angeles**

*FOR YOUR INFORMATION ONLY*

July 25, 2007

TO: Housing Commissioners  
FROM: Pat Jones, Manager  
Assisted Housing Division  
RE: **THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

**FSS Program Update for June**

- The Family Self Sufficiency staff continued its ongoing recruitment efforts, with a total of 39 new applicants.
- FSS staff processed 37 eligible pre-applications for the Family Self Sufficiency Program.
- FSS staff prepared 26 Contracts of Participation for potential FSS participants.
- FSS staff enrolled 45 new participants in the FSS program.
- Resource information on the Small Business Development Center, GED Hotline, WorkSource Network, Better Business Bureau information, Job Fair information and job leads were disseminated during the recruitment efforts.
- FSS staff referred over 23 potential FSS participants to WorkSource Centers resource and job search assistance.
- FSS staff issued 8 Credit Repair packets to potential FSS participants and 1 packet to an existing FSS participant during the month of June.
- FSS staff met with and assisted 89 FSS participants with supportive services information and general Housing Choice Voucher questions.
- Resource information for employment opportunities, budgeting, money saving tips and homeownership workshops were disseminated to 14 FSS participants and potential participants during the June re-issuance appointments.
- FSS staff referred 4 Section 8 tenants to Operation Hope Home Ownership Program per the tenant's request.

## Housing Commission Report

July 25, 2007

Page 2

- FSS staff referred 4 FSS participant to the Home Ownership Program (HOP) per the tenant's request.
- FSS staff mailed job resources to 9 FSS participants with their annual modification letters.

### **Graduates**

During the month of June, There was one graduate from the Family Self Sufficiency's Housing Choice Voucher Program and one graduate from the Family Self Sufficiency's Public Housing Program. The total number of graduates to date is 172.

If you have any questions, please call me at (562) 347-4663, Ext. 8607.


PJ/WB:rag



**Housing Authority - County of Los Angeles**

July 25, 2007

TO: HOUSING COMMISSIONERS

FROM: BOBBETTE A. GLOVER,  Assistant Executive Director

SUBJECT: VISITOR CONCERNS PRESENTED AT MAY 23, 2007 HOUSING COMMISSION MEETING

This memorandum serves to provide updated information in response to concerns presented by a member of the public at the May 23, 2007 Housing Commission meeting held at the Palm Housing Development.

Mr. Snyder, representing a non-profit in the City of West Hollywood, made comments regarding the lack of accessibility to affordable housing opportunities in general. He also stated that some sidewalks at the Kings Road Housing Development are not wide enough and/or have minor lips or lifts that may give the perception of being trip hazards.

1. To date, the Community Development Commission has funded and/or developed, through various community partners, the following affordable properties located within the City of West Hollywood:

West Hollywood Community Housing, 8285 W Sunset Blvd, West Hollywood, 90046

Detroit Lexington LP & Detroit Street Seniors – 20 units

Havenhurst Apartments – 24 units

Fountain Avenue – 28 units

Palm View LP – 40 units

Casden-Crescent Gardens, 9171 Wilshire Blvd, Suite 310, Beverly Hills, 90210

Crescent Gardens – 130 units

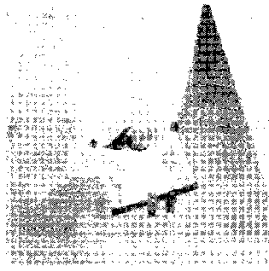
Alternative Living for the Aging, 937 N. Fairfax Ave., West Hollywood, 90046

Gardner Apartments – 17 units

Additionally, the Housing Authority manages the following public and multi-family housing developments within the City of West Hollywood:

- Kings Road Apartments, 800-801 N. Kings Rd., 90069 – 108 units;
  - West Knoll Housing Development, 838 West Knoll Dr., 90069 – 136 units;
  - Palm Housing Development, 959 Palm Ave., 90069 – 124 units.
2. An assessment of the Kings Road Housing Development was conducted by the Construction Management Division earlier this year. Work items identified during the assessment include the repair of various sidewalks and flooring. A loan will be secured to complete the rehabilitation of the housing development which will minimize potential mobility issues.

If you have additional concerns, please contact Arlene Black at 323-890-7139 or Geoffrey Siebens at 323-260-3439.



# HOUSE NOTES

A Newsletter for Los Angeles County Section 8 Owners

- Housing Authority of the County of Los Angeles
- Summer 2007

## Housing Authority of the County of Los Angeles

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## NEW PAYMENT STANDARDS

The City of Lakewood Housing Authority has increased its payment standards from 90% FMR to 110% FMR. This brings the payment standards for Lakewood up to the level of the County.

Current payment standards for the small cities are as follows:

	0-bedroom	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Los Angeles County	\$927	\$1,117	\$1,395	\$1,874	\$2,256	\$2,593
Small Cities	\$927	\$1,117	\$1,395	\$1,874	\$2,256	\$2,593
W. Hollywood	\$927	\$1,117	\$1,407	\$1,874	\$2,256	\$2,593

### How to use the Payment Standard

After the Housing Authority determines a household's minimum and maximum family contribution, the payment standard is used to calculate a maximum subsidy amount. With this amount, the Housing Authority determines the household's maximum *allowable* rent—the highest rent that is *affordable* for the family. It is NOT a pre-approved amount that can be charged by an owner. The only limit is the 40% for the Total Tenant Portion (TTP) of the rent for new contract units.

### When THE UPDATED Payment Standards Are Applied

The updated Lakewood payment standards are effective April 10, 2007 for all new contracts including moves, and for existing contracts at the annual re-examination.

## HIGHLIGHTS IN THIS ISSUE:

- New Payment Standards
- New Property Listing Service
- Section 8 Administrative Plan Changes

Editor: Kerrin Cardwell

## HOUSING COMMISSION MEETINGS

The Housing Commission meets on the fourth Wednesday of every month at 12:00 p.m. at various locations around the County. The Commission is appointed by the Board of Supervisors to oversee and advise the Board on all Housing Authority activities and programs. Public participation at Commission meetings is encouraged and there is time scheduled on the official agenda for public commentary. Summer dates and locations are as follows:

Harbor Hills Community Center  
26607 Western Avenue  
Lomita, CA 910717  
7/25/2007

South Bay Gardens  
230 E. 130<sup>th</sup> Street  
Los Angeles, CA 90061  
8/22/2007

CDC Headquarters  
2 Coral Circle  
Monterey Park, CA 91755  
9/26/2007

## NEW PROPERTY LISTING SERVICE FOR OWNERS

Beginning May 14, 2007, the Housing Authority of the County of Los Angeles launched a new property listing service for owners and managers. This free service allows property owners and managers to list their vacant units online. The property search will be available to Section 8 voucher holders, as well as other individuals and agencies throughout Los Angeles County.

Properties can be described in great detail, and landlords can include a picture, map link and extensive information about nearby amenities. The new service will greatly increase the visibility of the property all over Los Angeles County. In future months, the County will be doing additional promotion of the website that will further increase the visibility and marketing of property listings.

To register for this service, you may go to [www.hacola.org](http://www.hacola.org) or fax your name, your company's name, address, phone number and email address to 1(866) 265-7811.

This service is provided through Socialserve.com, the nation's leading affordable housing locator service. If you have any questions regarding this service, please call 1(877) 428-8844.

## SECTION 8 CHANGES FOR FY 2007/2008 ADMINISTRATIVE PLAN

Every year, the Housing Authority must submit an Annual Plan to HUD. The Annual Plan is a strategic planning document that outlines current operating procedures and future goals for the Housing Choice Voucher (Section 8) and Public Housing Programs. The Administrative Plan, included as an attachment to the Annual Plan, includes all the policies of the Section 8 Program and is approved annually with the Annual Plan. During the months of March and April, the FY 2007/2008 Annual and Administrative Plans for the Housing Authority of the County of Los Angeles, as well as the Housing Authorities of Paramount, Lakewood, Lawndale, Lomita, Santa Fe Springs and West Hollywood were approved by their respective housing commissions.

The following changes are included in each Housing Authority's upcoming Administrative Plan:

**Violence Against Women Act**

Last year, the Housing Authority informed all owners of new policies under the Violence Against Women Act and Department of Justice Reauthorization Act of 2005 (VAWA). While these policies were implemented last year, they have been formally included in this year's Administrative Plan, and include the following:

- Owners and managers may split the lease to evict, remove or terminate assistance to a tenant who engages in criminal acts of violence against family members or others, without evicting, removing, or otherwise penalizing the victim of such violence.

The Housing Authority's Administrative Plan also includes a glossary of all relevant terms for VAWA.

**Housing Quality Standards (HQS)**

The Housing Authority currently conducts New Contract, Annual, and Quality Control Inspections in accordance with the Code of Federal Regulations (CFR) 982.405. The regulation also allows the Housing Authority the discretion to conduct other inspections as needed.

The Housing Authority will now conduct Compliance Check/Home Inspections without prior notice to the family or owner. The purpose for this inspection is to verify compliance with the Section 8 Program. If a Compliance Check/Home Visit Inspection occurs, the family has the right to refuse to submit to and/or participate in an unannounced Compliance Check/Home Visit Inspection or interview.

**Owner Disapproval**

The Housing Authority has the discretion to disapprove owners from participating in the Section 8 Program for violations of the Housing Assistance Payments (HAP) contract obligations, including failure to meet State or local housing codes. The Housing Authority may now require owners to comply with local ordinances requiring a business license for rental properties. The Housing Authority may disapprove owners for a period of one year.

**Project-Based Vouchers**

The Section 8 Housing Choice Voucher Program is a tenant-based program, where the voucher moves with the tenant. Project-Based vouchers are attached to the unit, rather than the tenant. Policies for the Project-Based Voucher program have been included in this year's Administrative Plan, which will allow the Housing Authority to implement the program when the budget allows. This policy change only applies to the Housing Authority of the County of Los Angeles.


**SECTION 8 WORKSHOPS FOR OWNERS**

Are you a new owner to the Section 8 Program? Are you an existing owner that could use a refresher on the Section 8 Program policies and procedures? Attend an owner workshop this summer! At an owner workshop you will learn how to properly request a rent increase so that you can receive your increase in a timely manner. You will also learn about the new contract process, how to prepare your unit so it passes an inspection the first time, and other valuable information on the Section 8 Program for owners.


There are two workshops scheduled this summer:

- June 21, 2007 ..... Lancaster
- September 20, 2007..... Whittier

If you are interested in attending either of these workshops, or if you have any questions regarding the owner workshops, you may call Lorie Perez at (562) 347-4663, extension 8177.



*HOUSE NOTES is a publication of the Housing Authority of the County of Los Angeles, which is dedicated to building better lives and better neighborhoods. For questions regarding this newsletter, please contact HOUSE NOTES Editor, Kerrin Cardwell, at the Housing Authority of the County of Los Angeles, P.O. Box 2129, Santa Fe Springs, CA 90670, or at (562) 347-4663, ext. 8122.*



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Chief P. Michael Freeman, LACoFD; Supervisor Yaroslavsky;  
Deputy Chief John Tripp, LACoFD; Battalion Chief  
Joseph Foley, LAFD; Pilot Paul Shaksted, LAFD;  
Pilot Dave Nordquist, LAFD

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# EVENT CALENDAR

## 14<sup>th</sup> Annual Keep L.A. Running

5K Walk/Run, 10K Run and Coastal Fun Bike Cruise

Sunday, July 15, 2007

Dockweiler Beach, Playa del Rey (end of Imperial Highway at Vista Del Mar)

[www.villagerunnerracing.com](http://www.villagerunnerracing.com)

Time: 7:30 a.m., Fun Bike Cruise

8:00 a.m., 5K Run/Walk

8:30 a.m., 10K Run

9:30 a.m., Kids-K Fun Run

## Los Angeles County Arboretum & Botanic Gardens

301 N. Baldwin Avenue, Arcadia 91007

For a list of seminars, workshops and classes, please visit [www.arboretum.org](http://www.arboretum.org) or call (626) 821-4623.

## Los Angeles County Museum of Art

5905 Wilshire Blvd., Los Angeles 90036

(323) 857-6000

[www.lacma.org](http://www.lacma.org)

## Music

Every Friday, through Thanksgiving – Friday Night Jazz “L.A.’s Treasures” (free admission)

## Exhibitions

Through August 12 - Dan Flavin: A Retrospective

## Music Center

135 N. Grand Ave., Los Angeles 90012

(213) 972-7211

[www.musiccenter.org](http://www.musiccenter.org)

## Ahmanson Theatre

Through Aug 5 - Jersey Boys

## Dorothy Chandler Pavilion

July 12 - July 15 - American Ballet Theatre

## Mark Taper Forum

Through July 1 - Yellow Face

## Kirk Douglas Theatre

Through July 15 - Come Back, Little Sheba

## Hollywood Bowl

2301 North Highland Avenue

Hollywood, CA 90068

(323) 850-2000

[www.hollywoodbowl.org](http://www.hollywoodbowl.org)

## June

22 - Opening Night at the Bowl

24 - Jurassic 5

30 - Sing-A-Long Sound of Music

## July

2 - 4 - July 4th Fireworks Spectacular

7 - The Decemberists with the Los Angeles Philharmonic

8 - Mozart's Magic Flute

10 - Tchaikovsky Fireworks

11 - Queen Latifah

12 - Haefliger Plays Ravel

13 & 14 - John Williams: Maestro of the Movies

15 - Café Tacuba

17 - Classics under the Stars

18 - 50 Years of Stax

19 - Beethoven & Brahms

20 & 21 - Cool Britannia! with Jamie Cullum

22 - Savion Glover: On Tap

24 - Sultry Spanish Nights

25 - Jazz at the Movies

26 - Chang Plays Bruch

27 & 28 - Viva Las Vegas: An Evening with Gladys Knight with Fireworks

29 - Spirit of Armenia!

31 - Beethoven's 9th!

## August

2 - Bernstein, Copland, Gershwin

3 - 5 - South Pacific with Reba McEntire and Brian Stokes Mitchell

7 - The Grand Tour: London

8 - Benny Carter's 100 Years of Music

9 - The Grand Tour: Venice

10 & 11 - Sgt. Pepper's at 40...a Beatles Celebration

12 - Reggae Night VI

14 - The Grand Tour: Paris

15 - Lee Ritenour & Friends

16 - The Grand Tour: Mozart in Vienna

17 & 18 - From This Moment On: An Evening with Diana Krall

19 - JVC Jazz

21 - Dvorák and Prokofiev

22 - Dave Brubeck

23 - French Masters

24 & 25 - Jump, Jive and Swing! with Big Bad Voodoo Daddy with Fireworks

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EVENTS

continued on page 4

## Parks in the Second District Up for "Adoption"

*Private Sector Invited to Sponsor County's Oldest Parks*

Supervisor Yvonne B. Burke and the Los Angeles County Department of Parks and Recreation recently unveiled a plan to allow private businesses to adopt the County's oldest parks in South Los Angeles. The program will allow businesses to sponsor various Beautification Projects, Capital Projects, Educational Programs, Youth Recreation Programs, Senior Programs, Healthy Parks and In-Kind Donations.

"We all know that productive activities, whether sports or art, have a proactive effect on keeping youth occupied, and more importantly, off the streets and out of trouble. Parks are a great place for kids and families, and make a big difference in the lives of people in our communities, especially our children in the Second District," said Supervisor Burke.

- Mary M. Bethune Park  
1244 East 61<sup>st</sup> Street  
Los Angeles, CA 90001  
(323) 846-1895
- Ted Watkins Memorial Park  
1335 East 103<sup>rd</sup> Street  
Los Angeles, CA 90002  
(323) 357-3032
- Victoria Community Regional Park  
419 East 192<sup>nd</sup> Street  
Carson, CA 90746  
(310) 217-8370

For more information about the Adopt-A-Park program, please contact Maritiza A. Washington with the County of Los Angeles Department of Parks and Recreation at (213) 738-2972.

Parks available for adoption include:

- Athens County Park  
12603 South Broadway  
Los Angeles, CA 90061  
(323) 241-6700
- Colonel Leon H. Washington Park  
8908 Maie Avenue  
Los Angeles, CA 90002  
(323) 586-7205
- Earvin "Magic" Johnson Recreation Area  
905 East El Segundo Boulevard  
Los Angeles, CA 90059  
(323) 241-6709
- Helen Keller Park  
1045 West 126<sup>th</sup> Street  
Los Angeles, CA 90044  
(323) 241-6702
- Jesse Owens Community Regional Park  
9651 South Western Avenue  
Los Angeles, CA 90047  
(323) 241-6704



Supervisor Yvonne B. Burke and Russ Guiney, Director of the Department of Parks and Recreation are joined by (from left to right), Young and Restless Actor Allen Maldonado; Executive Director/CEO of British Academy of Film and Television Arts Los Angeles (BAFTA-L.A.) Donal Haber; Former San Diego Charger Reggie Berry; Former St. Louis Rams and Denver Bronco Running Back Robert Delpino; Former Los Angeles Dodger Outfielder "Sweet" Lou Johnson; Stan Lee; and Former Minnesota Viking Fred McNeil as they unveil a plan to allow private businesses to Adopt-A-Park in South Los Angeles.

# RETIREES

*Congratulations to the following employees who are joining the ranks of the retired after 30 or more years of service to the people of the County of Los Angeles:*

**ASSESSOR:** Richard F. Pruitt, Rita E. Kline  
**BEACHES AND HARBORS:** Emilio Chavez  
**CHILD SUPPORT SERVICES:** Marilyn L. Puskarov  
**CHILDREN AND FAMILY SERVICES:** Loretta V. Hogg  
**HEALTH SERVICES:** Margaret Rodgers  
**INTERNAL SERVICES:** Pedro S. Perez  
**PROBATION:** Ronald M. Daniels  
**PUBLIC SOCIAL SERVICES:** Sharon E. Hodge, Tharinee Premsrirath  
**SHERIFF:** Raymond H. Peavy Jr.

*Congratulations to the following employees who are joining the ranks of the retired after 25 or more years of service to the people of the County of Los Angeles:*

**DISTRICT ATTORNEY:** Patti J. Fairbanks, Diane E. Harris  
**FIRE:** Karl K. Nobuyuki  
**HEALTH SERVICES:** Cheri L. Allmond, Judy A. Bauer, Dorothy A. Frazier, Edna Pugh, Yvonne Ritchie, Rosalinda N. Rosal  
**INTERNAL SERVICES:** Sandra L. Bridges  
**PROBATION:** Leslie Hartwell  
**PUBLIC SOCIAL SERVICES:** Miguel A. Alvarado, Hoang Bao, Mariana Salazar

## EVENTS

*continued from page 2*

26 - Macy Gray  
 28 & 30 - The Russians Are Coming  
 29 - Nancy Wilson 70th Birthday Celebration  
 31 & Sep 1 - The Tchaikovsky Spectacular with Fireworks

## September

2 - The Big Picture: The Films of Paramount Pictures  
 4 - Diavolo Dances Salonen  
 5 - B.B. King Blues Festival  
 6 - Boris at the Bowl  
 7 & 8 - Daryl Hall & John Oates  
 9 - Underworld  
 11 - American Originals  
 13 - From the Old World to the New  
 14 - 16 - Fireworks Finale: Pink Martini at the Cocoanut Grove  
 23 - Rufus Wainwright Plays Judy Garland  
 30 - Big Top Bowl: A Global Circus Celebration

**Natural History Museum of Los Angeles County**  
**900 Exposition Blvd., Los Angeles 90007**

For a list of exhibitions, please visit [www.nhm.org](http://www.nhm.org) or call (213) 763-3466

## Supervisor Yaroslavsky and Congressman Sherman Honor Nation's Veterans



Supervisor Zev Yaroslavsky and Rep. Brad Sherman (D-Los Angeles) were among the many elected officials and civic leaders who took part in the 19th annual Canoga Park Memorial Day Parade, a popular community event featuring marching units, youth groups, antique and classic cars, brass bands, equestrians, and other participants sponsored by the Canoga Park/West Hills Chamber of Commerce and the Canoga Park Neighborhood Council in honor of the nation's military personnel serving at home and overseas.

County DIGEST is  
 also available online at  
<http://dhr.lacounty.info/county.pdf>

Visit <http://dhr.lacounty.info>  
 for information on  
 employment opportunities  
 with the  
 County of Los Angeles.



## Dockweiler State Beach Dedication Ceremony

Supervisor Don Knabe took part in a dedication ceremony for the new facilities at Dockweiler Beach. The \$14 million project was jointly funded by County of Los Angeles Proposition A and State of California Proposition 40 bond funds, as well as additional County of Los Angeles funding. Improvements include replacement of four restroom buildings, an

entry kiosk, refurbishment of maintenance and lifeguard facilities, a concession building, new playground equipment, upgrades to the recreational vehicle park with conversion of all spaces to full hook-ups, and parking lots. Additionally, a new entry sign, informational signage and new landscaping at the site, will enhance recreational enjoyment and increase public awareness of the beach.

"I am very excited about the improvements that have been completed at Dockweiler," said Supervisor Knabe. "They will enhance the experience of the more than three million patrons who visit the beach every year."



## Supervisor Antonovich Unveils New Community Street Signs for Altadena

Supervisor Michael D. Antonovich unveiled the new community street signs for Altadena at the intersection of Lake Avenue and Boston Street in front of Eliot Middle School.

The new signs incorporate larger lettering, bright colors, and the County of Los Angeles Seal that will distinguish the unincorporated areas apart from surrounding cities.

The County of Los Angeles Department of Public Works' project includes over 612 signs to be installed throughout the Altadena area and includes 226 intersections. The project is part of the County program to increase the visibility of street name signs along roadways with speed limits of 30 mph or greater.

The total cost for the project is estimated to be \$135,000.



*Pictured from left to right: bottom row – Phil Doudar, Los Angeles County Department of Public Works; Los Angeles County Supervisor Michael D. Antonovich; Ken Balder, Chair of the Altadena Town Council; middle row – Eugene Sund, Altadena Town Council; top row – Captain Bill Dance, CHP; Captain Roosevelt Blow, Los Angeles County Sheriff's Department.*

## Condition A - Condition B

### Why Do We Do Strategic Planning?

David E. Janssen, Chief Administrative Officer

Over the past several months, I have been asked by many people whether we are going to continue the strategic planning effort because of the current budget situation. Others have raised questions about how the plan relates to the individual jobs of front line workers in the County. Because the process of planning can become very complex very quickly, I thought I would try to simplify the subject by focusing on its underlying purpose and core elements, as I see them.

There are three statements I often use in my speeches that are apropos to this discussion:

1. If you don't know where you are going, any path will get you there.
2. Whether you think you can or whether you think you can't – you are right.
3. The only sustaining quality of any successful organization is its ability to learn (and a learning organization is one that is continually expanding its capacity to create its future).

Our strategic planning effort in the County is all about taking control of our future by changing conventional thinking, changing conventional behavior and changing results.

In 1998, we began this journey of transformation by asking ourselves:

- What is our vision of the future?
- What kind of County organization do we want?
- What behaviors will we expect from ourselves?
- How will we know when we arrive at our destination?

In my mind, this is a process of moving from Condition A (where we are) to Condition B (where we want to be). The short hand version is as follows:

<u>CONDITION A</u>		<u>CONDITION B</u>
Personal Power	⇒	Model Collaboration
Silo Thinking	⇒	Systems Thinking
Reactive	⇒	Proactive
Needs-Based	⇒	Strengths-Based
Logical	⇒	Creative
Past-Referenced	⇒	Future-Oriented
Independent	⇒	Interdependent
Inputs/Outputs	⇒	Results/Outcomes
Mechanistic	⇒	Learning Organization

The strategic plan's basic purpose is to transform the culture of the Los Angeles County organization. As complicated as the details of any plan may be, our success will be apparent when we:

- ❖ Collaborate with each other and stakeholders when solving our problems.
- ❖ When our actions reflect our stated values.
- ❖ When we can positively answer the question with respect to our services: *Is anyone better off as a result of our intervention?*
- ❖ When every employee is enrolled in helping us achieve Condition B.

There is an inherent presumption in Condition B that it will:

1. Result in more cost-effective services because people are working together.
2. Result in better decisions about those services.
3. Result in better outcomes because services are interdependent.
4. Result in better interactions with people we serve, and thus improve respect for government and enhance its legitimacy.

Now, how do you move an organization with over 100,000 employees, 39 departments, five elected Supervisors who are responsible for both legislation and administration, and an elected Sheriff, District Attorney and Assessor? As I see it, one way to accomplish that is through a strategic planning process that:

- Adopts a vision and a set of values.
- Defines a mission.
- Establishes goals and objectives.
- Measures results.
- Shares and celebrates our progress.

We have done some of those things and are well on our way to doing them all:

- Our vision is to "improve the quality of life in Los Angeles County..."
- Our mission is "to enrich lives through effective and caring service."

*\* This article was first published in the September 2005 issue of the County DIGEST and will be reprinted in future editions from time to time.*

## Supervisor Antonovich Receives Award from The Salvation Army of Glendale

Los Angeles County Supervisor Michael D. Antonovich received the prestigious "Others" Award from The Salvation Army of Glendale. The award was presented to Supervisor Antonovich by Lieutenant Colonel Paul Bollwahn.

Supervisor Antonovich praised The Salvation Army for its ongoing advancement of education, the relief of poverty, and its many charitable efforts. "The Salvation Army is a successful example of a public/private partnership that works in conjunction with the community to address homelessness and poverty," said Supervisor Antonovich.

The "Others" Award is one of the highest awards that may be conferred upon an individual by The Salvation Army. The award honors an individual exemplifying an extraordinary spirit of service to others. It recognizes and honors exceptional service benefiting The Salvation Army and the community as a whole.



Pictured from left to right: Supervisor Antonovich and Lt. Colonel Paul Bollwahn, The Salvation Army of Glendale.

## 10th Annual Los Angeles River Master Plan Earth Day

Jordan High School students, local residents and partnering organizations joined Supervisor Don Knabe in Long Beach to plant various native trees and shrubs in celebration of the 10th annual Los Angeles River Master Plan Earth Day Event.

The Earth Day event also included a ribbon cutting ceremony to dedicate a decorative gate designed by local river artist Michael Amescua. The installation of the decorative gate was sponsored by Supervisor Knabe and the Port of Long Beach.



This year's Earth Day was part of a larger Public Works comprehensive project called the Wrigley Greenbelt Project. The Wrigley Greenbelt area is a stretch of County owned land between Willow Street and Wardlow Avenue along Deforest Avenue. The goal of this project includes landscape enhancements to help improve the urban air quality and increase health benefits to the neighboring communities. This project will also add educational elements such as native habitat gardens and interpretive signage to promote public information and awareness about the watershed and the surrounding environment. In addition, the proposed water quality enhancements include water retention features to collect, filter and percolate storm flows from the adjacent residential areas.

## Music Center Spotlight Award Finalists Honored

Board of Supervisors Chairman Zev Yaroslavsky honored Third District resident Alexandria Mitchell, 16, a junior and scholar of distinction at Keystone National High School. Alexandria was among the outstanding students recognized by the Board of Supervisors as one of this year's finalists in the Music Center Spotlight Awards, a nationally acclaimed performing and visual arts educational programs for teens first established in 1988. She studies ballet, and has already had the privilege of attending American Ballet Theater, N.Y. and Royal Academy of Dance in London summer programs on scholarship, and last year studied in the Extreme Ballet Program at Kaatsbaan International Dance Center. This summer, Alexandria studies with Miami City Ballet and then returns to the Extreme Ballet Program. Best of luck, Alexandria!



## Part-time Deputy Full-time Hero

**Our Reserves do it all**



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### BUS

*continued from page 1*

Supervisor Michael D. Antonovich sponsors the Altadena, Antelope Valley, and Charter Oak services. Supervisor Antonovich and the City of La Canada Flintridge sponsor the La Crescenta/La Canada Flintridge service. Supervisor Antonovich and the City of Santa Clarita sponsor the Santa Clarita Valley service. Supervisor Zev Yaroslavsky sponsors the Topanga Canyon service. Supervisor Gloria Molina sponsors the East Los Angeles service. Supervisors Gloria Molina and Don Knabe sponsor the South Whittier service.

## County DIGEST

Articles and other information in the County DIGEST may be edited or otherwise altered for clarity.

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## **Legendary Skateboarders Join Supervisor Molina and Youth in Opening of Second Deepest Skate Bowl Park in the State**

*Supervisor Molina and County Department of Parks and Recreation Add Skatepark to Belvedere Park and East Los Angeles Civic Center Campus and hold first class dedication – Professional and Amateur Skateboarders of all Ages from throughout Southern California joined East Los Angeles Youth and Community in Inaugurating Belvedere Skatepark.*

The second deepest skate bowl park in the State opened in East Los Angeles with professional skateboarders Z-Boy Tony Alva, Ryan Johnson and Ben Schroder joining Supervisor Gloria Molina, County Parks and Recreation Director Russ Guiney, and local youth and parents in the celebration on Saturday, May 19, from noon to 4:00 p.m. Professionals Alva and Johnson joined in a skateboarding exhibition to officially dedicate the new \$1.1 million state-of-the-art Belvedere Skatepark. Supervisor Molina helped build.



Others joining the dedication festivities included Congresswoman Hilda Solis, Sheriff's East Los Angeles Station, rock band "Upground", the Tony Hawk Foundation, KDAY-FM 93.5 DJ Julio G, Super Estrella-FM 107.1, Sheriff's

East Los Angeles Station, East LA Boys and Girls Club, Boarding for Breast Cancer and Safe Kids LA. Other activities and entertainment included instructional and safety lessons by skateboarders and other demonstrations by professional skateboarders.

"The Belvedere Skatepark is a dream come true for local youth who lobbied the County and worked with our Parks Department and the Sheriff's East Los Angeles Station for this facility" said Supervisor Molina. "In addition, professional skateboarders such as Ben Schroder and the youths also contributed to the design of the park by participating in the project design workshops."



Funded through Propositions 12 and 40, the 18,000-sq ft concrete in-ground skatepark facility includes spectator bleachers, sports lighting, a picnic area, refurbished restroom building, landscaping and tubular fencing. Skatepark construction broke ground February 2006.



**SKATEPARK**  
continued on page 14

# ENRICHING LIVES...

## 2007 Commissioner's Leadership Conference

### *Leading Edge Leadership in Times of Change*

The fifth annual Commissioners' Leadership Conference, *Leading Edge Leadership in Times of Change*, was held at the Dorothy Chandler Pavilion at the Music Center on Wednesday, May 23, 2007. Commission Chair Jeanne L. Kennedy and Conference Chair, Commissioner Algird Leiga welcomed more than 200 Commissioners, department heads and managers. Supervisors Michael D. Antonovich, Yvonne B. Burke and Don Knabe gave welcoming remarks.



Fire Chief P. Michael Freeman and Dr. Frank Pratt, Medical Director, shared information on the innovative award-winning program, *12-Lead Electrocardiogram (EKG)*. This new program provided equipment and training for paramedics for fast detection of changes in cardiac activity and heart attacks, propelling pre-hospital cardiac care 25 years ahead.

The Probation Department has designed an approach to managing a massive workload and utilizing partnerships to solve problems. In their presentation, *Behind the Gridiron Gang*, Robert Taylor, Chief Probation Officer and Gabriella Holt, President of the Probation Commission, spoke about their experiences with effective partnerships and working together to identify juvenile crime trends and approaches in dealing with critical issues.

Creative use of technology can improve service delivery in neighborhood and business planning decisions. Bruce McClendon, Planning Director, and Dan Hoffman, also of Regional Planning, demonstrated *Digital Aerial Imagery*, a 3D graphical display of County homes, building, parks, transportation, utilities and

topography. This imagery allows planners to quickly determine the effects of proposed changes. The Department of Regional Planning has made a concerted outreach to be sure this information is available to all agencies and cities of the County of Los Angeles.

Steve Cooley, District Attorney, spoke about creating a *Legacy of Leadership* in the District Attorney's Office. The District Attorney has embarked on a deliberate effort, through education, recruitment, innovative prosecution techniques, and new technology, to create a culture of unprecedented leadership.

Technology today touches every aspect of our lives and is the foundation of our future. Jon Fullinwider, Chief Information Officer, shared his vision of the future of technology and how it *Changes the Way We Do Business*. He spoke about benefits to the County organization and the enhancement of services to the residents of the County of Los Angeles.

One of the ways in which technology touches our lives is electronic voting machines. Registrar-Recorder/County Clerk Conny B. McCormack addressed the benefits and fears of using this new technology in elections in her presentation, *New Voting Equipment: What's All the Fuss?*

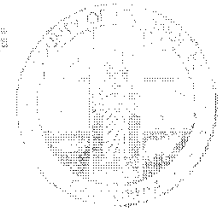
Another "change agent" making a difference through technology is Sachi A. Hamai, Executive Officer of the Board of Supervisors. She spoke about her vision of the *Virtual Office of the Future*, providing easily accessible information both for the County residents and the department.

Chief Administrative Officer, David E. Janssen, congratulated the Quality and Productivity Commission for its 5<sup>th</sup> Annual Commissioners' Leadership Conference, *Leading Edge Leadership in Times of Change*. Mr. Janssen spoke in detail about the new *Los Angeles County Administrative Structure* and the positive impact it will have on the County in the future.

At the networking luncheon, Quality and Productivity Commissioners and Productivity Managers hosted tables, facilitating discussion and providing a forum to learn about the County and generate new and creative ways of doing business.

## County of Los Angeles

# Strategic Plan



County Vision

"Enriching Lives"

Our **purpose** is to improve the quality of life in Los Angeles County by providing responsive, efficient and high quality public services that promote the self-sufficiency, well-being and prosperity of individuals, families, businesses and communities.

Our **philosophy** of teamwork and collaboration is anchored in our **shared values**:

- **A can-do attitude** - we approach each challenge believing that, together, a solution can be achieved.
- **Accountability** - we accept responsibility for the decisions we make and the actions we take.
- **Compassion** - we treat those we serve and each other in a kind and caring manner.
- **Commitment** - we always go the extra mile to achieve our mission.
- **Integrity** - we act consistent with our values.
- **Professionalism** - we perform to a high standard of excellence.
- **Respect for diversity** - we value the uniqueness of every individual and their perspective.
- **Responsiveness** - we take the action needed in a timely manner.

Our **position** as the premier organization for those working in the public interest is established by:

- A capability to undertake programs that have public value;
- An aspiration to be recognized through our achievements as the model for civic innovation; and a pledge to always work to earn the public trust.

County Mission

*To enrich lives through effective and caring service*

Strategic Plan Goals

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| 1. Service Excellence           | 5. Children and Families' Well-Being |
| 2. Workforce Excellence         | 6. Community Services                |
| 3. Organizational Effectiveness | 7. Health and Mental Health          |
| 4. Fiscal Responsibility        | 8. Public Safety                     |

Gloria Molina  
Supervisor  
First District

Yvonne B. Burke  
Supervisor  
Second District

Zev Yaroslavsky  
Supervisor  
Third District

Don Knabe  
Supervisor  
Fourth District

Michael D. Antonovich  
Supervisor  
Fifth District



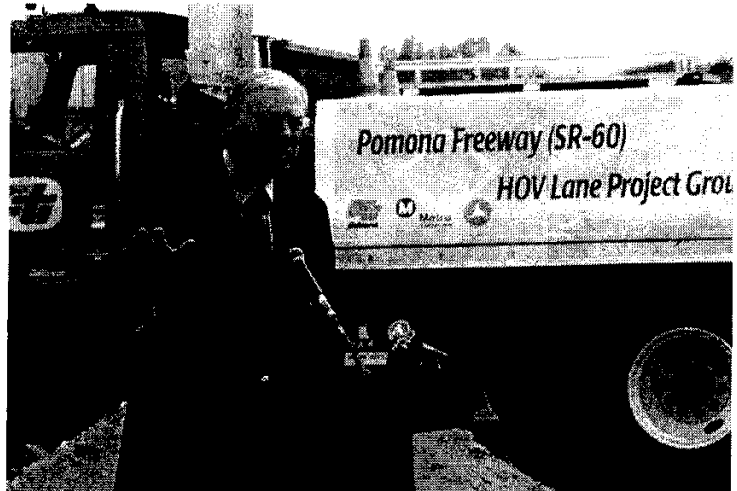
## **Supervisor Antonovich Joins Local Officials in Groundbreaking for Pomona (60) Freeway High-Occupancy Vehicle Lane Project**

Los Angeles County Supervisor Michael D. Antonovich joined Caltrans and MTA officials in a groundbreaking ceremony for the Pomona (60) Freeway High-Occupancy Vehicle (HOV) construction project. The \$155 million project will construct two 11-mile carpool lanes along the Pomona Freeway to the 605 freeway. The completed carpool lanes on the 60 Freeway will extend from the 605 to 15 Freeway in Riverside County.

"These vital lanes will provide new capacity on this freeway, eliminating the choke point that occurs when carpool users must merge back into the mixed flow lanes," said Supervisor Antonovich. "Increasing capacity on the 60 Freeway will also improve the movement of goods by truck on this heavily-used corridor. Moving goods between the ports and their national destinations gives this project a measure of national significance in addition to the regional value."

"With the 210 Freeway fully equipped with carpool lanes, the San Gabriel Valley is going to be much closer to having a fully operational carpool lane network on all of its freeways," added Supervisor Antonovich. He also noted that the San Gabriel Valley will benefit from similar efforts underway on the 10 Freeway between the 605 and the 57.

"This project is one more piece of the regional, integrated transportation network that the San Gabriel Valley needs to maintain its quality of life and to thrive in the years to come."



## **Supervisor Yaroslavsky Speaks at 2007 Women's Health Policy Summit**

Supervisor Zev Yaroslavsky was an honorary co-chair and featured speaker at the 2007 Women's Health Policy Summit. This was a day-long event billed as an opportunity for discussion, developing policy recommendations and networking,

sponsored in part by the County Office of Women's Health. The Office was established in 1998 to improve the health status of women in the County of Los Angeles by serving as the focal point for strategic planning, promoting comprehensive and effective approaches to improving women's health, and promoting the expansion of funding for research activities. This year's theme was "Building Multicultural Women's Health: Setting an Agenda for Los Angeles."





## **Department of Parks and Recreation Junior Golf Program Expands to Twelve Los Angeles County Golf Courses this Summer**

The Department of Parks and Recreation will double its Junior Golf Clinics this summer with an additional six locations across the County. Celebrating its sixth year introducing youth to the game of golf, the L.A. County Junior Golf Program will offer free, one-week golf clinics for youth ages 4 to 18, giving youth the opportunity to practice and learn the game of golf from professional golfers.

Registration is on a first come, first served basis. Program sessions are from 9-11 a.m.; noon-2 p.m. or 2:30-4:30 p.m. at the following Los Angeles County Golf Courses:

<u>Golf Course</u>	<u>Program Dates</u>
Lakewood Golf Course 3101 East Carson Street Lakewood, CA 90712	June 25-29
Santa Anita Golf Course 405 South Santa Anita Avenue Arcadia, CA 91006	June 25-29
Alondra Golf Course 16400 South Prairie Avenue Lawndale, CA 90260	July 9-13
Knollwood Golf Course 12040 Balboa Boulevard Granada Hills, CA 91344	July 9-13
Los Amigos Golf Course 7295 East Quill Drive Downey, CA 90242	July 16-20
Whittier Narrows Golf Course 8640 East Rush Street Rosemead, CA 91770	July 16-20
Victoria Golf Course 340 East 192nd Street Carson, CA 90746	July 30-August 3
El Cariso Golf Course 13100 Eldridge Street Sylmar, CA 91342	August 6-10

Los Verdes Golf Course August 13-17  
7000 West Los Verdes Drive  
Rancho Palos Verdes, CA 90275

Marshall Canyon Golf Course August 13-17  
6100 North Stephens Ranch Road  
La Verne, CA 91750

Chester Washington Golf Course August 27-31  
1930 West 120th Street  
Los Angeles, CA 90047

Mountain Meadows Golf Course August 27-31  
1875 Fairplex Drive  
Pomona, CA 91768

For more information or to enroll in the program, contact Los Angeles County Junior Golf Director Mike McMonegal at (626) 821-4648.

### **LACERA Elections**

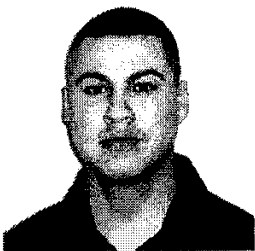
- Safety Members are encouraged to vote in the upcoming LACERA elections for the Seventh Member and Alternate Member of the Board of Retirement, and the Fourth Member of the Board of Investments. The elections will be held on Tuesday, July 31, 2007.
- Ballots must be received by Registrar-Recorder/County Clerk before 5:00 p.m. on Tuesday, July 31, 2007. The Board of Supervisors will certify the election results at its meeting on Tuesday, September 4, 2007.
- For more information or to read the Candidate's Statements of Qualifications you may visit the Board of Supervisors' LACERA Election Information web page at [http://bos.co.la.ca.us/lacera\\_election.htm](http://bos.co.la.ca.us/lacera_election.htm) or you may contact your Department Election Coordinator.

## Supervisor Yaroslavsky Keynotes New Directions' 15<sup>th</sup> Anniversary Breakfast

Board of Supervisors Chairman Zev Yaroslavsky presented New Directions founder and Executive Director Toni Reinis with a County plaque to celebrate the 15th anniversary of the nonprofit agency's service to the region's veterans community. Supervisor Yaroslavsky was the featured keynote speaker at a special celebration breakfast hosted by New Directions, a drug and alcohol recovery program for homeless veterans. Following the meal, guests toured New Directions' Regional Opportunity Center, which offers detox programs, permanent housing for elderly and disabled vets, long-term inpatient rehab and recovery programs, vocational training, employment counseling and several other programs. The center is located on the West LA Veterans Administration Campus. You can visit [www.newdirectionsinc.org](http://www.newdirectionsinc.org) for more information about their services.



## Work Study in Public Agencies Program



The Work Study in Public Agencies (WSPA) program provides CalWORKs students enrolled in a community college with a part-time paid internship at a public agency. The WSPA program is a collaborative effort among the community colleges, the Department of Public Social Services (DPSS), the South Bay Workforce Investment Board, the Los Angeles County Office of Education, the Los Angeles Unified School District, the County Department of Mental Health and California State Polytechnic University, Pomona.

The student is matched to a job opening from any of the partnering agencies above that reflects his/her course of study. The student will attend a formal interview and begin the assignment if the student and job opening are a good fit. Upon completion of the Work Study assignment, the student will have acquired a wealth of skills and knowledge increasing his/her marketability in the job market.

On March 7, 2007, the Belvedere Workforce District Office #05 hired Luis Morelos. Morelos is a Business Administration student at East Los Angeles Community College and on the Dean's List. He immediately adopted the role and responsibility of a DPSS employee and has proven to be dedicated and hard-working. He is punctual and professional in all aspects. Morelos has become an invaluable asset to the Belvedere District!

### SKATEPARK

*continued from page 9*

Other event sponsors and participants include Boarders, DVS Shoe Company, Girl Skateboards, Glaceau/Vitamin Water, Haa Lambos, Homeboy Industries, IDS Boardshop, Immortal Skateboards, Jarritos, County of Los Angeles Fire Department, Los Angeles County Office of Public Safety, Lakai Limited Footwear, Maravilla Business Persons Association, Matix Clothing, Nike, Podiu, Distribution, Politixs Skateboards, and Thrasher Magazine.

Belvedere Skatepark is located at 4914 Cesar Chavez Avenue, Los Angeles, 90022. For more information regarding skatepark hours and regulations, contact (323) 260-2360, or [gliebsack@parks.lacounty.gov](mailto:gliebsack@parks.lacounty.gov).

# ALPHA US

Los Angeles of the County of Los Angeles



LA COUNTY STARS  
Spring 2007 Recipients



## Service Excellence Award:

Public Health's  
**Rene Rothrock**



## Service Excellence Award:

Public Library's  
**Betty Marlow**



## Organizational Effectiveness Award:

District Attorney's

**Juvenile Offender**

**Intervention Network (JOIN)**

*James Miller, Robert Barker, Joseph Chester,  
Edward Desario, Sheilah Holley, William King,  
Robert Knapp*



**Service Excellence Award:**  
*Cloud Support Services*  
**Communications and  
 Marketing Division**

*Carlos Aceves, Rick Apostol,  
 Marty Branscomb, Oralia Cordova,  
 William Dimas, Vivion Mais,  
 Cindy Sam, Donna Ware,  
 Manoush Sarhad, Al Reyes*

**Service Excellence Award:**  
*Public Social Services*  
**Skid Row Assessment  
 Team (SRAT)**

*Dolores Chavez, Manuel De La Cruz,  
 Angelica Gallegos, Kouji Zeron,  
 Cesar Valdez, David Mayorga,  
 Brian Zambrano, Lucia Navarro,  
 Jose Chavez, Yolanda Wisco,  
 Patricia Torres, Reginald Njoku,  
 Frances Godoy*



**Workforce Excellence Award:**  
*Human Resources*  
**Los Angeles County Learning Academy**



*Elizabeth Barrett, Norma Bueno-Gonzales, Lennie Ciufu, Don Dingess, R. Scott Dunlap, Nancy Eiser,  
 Joyce Feucht-Haviar, Alan M. Glassman, Margaret Gordon, Barbara Goul, Rochelle Griffin, Robin A. Guerrero,  
 Deirdre J. Hall, Kathy Hanks, Santiago Jackson, Jim Johnson, Sid Kikkawa, Janet Logan, Bruce McDonald,  
 Helen Miller, L. Joyce Moore, Steve Morris, Jan Murphy, John Naimo, Howard Phillips, Sharon Reichman,  
 Robin Suarez, Lu Takeuchi, Les Tolnai, Guy Zelenski*

**Workforce Excellence Award:**

*Medical Records*

**Julie Valdez**



**Workforce Excellence Award:**

*Human Resources*

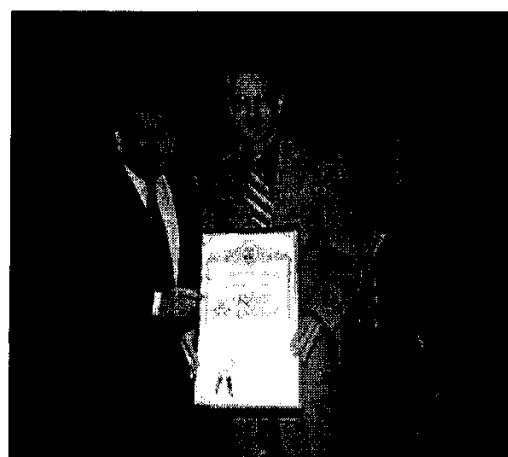
**Rodney Hoston**



**Service Excellence Award:**

*Chief Administrative Office's*

**Dr. Robert Goldberg**



**Workforce Excellence Award:**

*People Works*

**Claims and Litigation Section**

*Allan Abramson, Therese Batungbacal, Carol Chaparro,  
Melissa Estrada, Mychi Hoang, Denise Jeanson,  
Alan Morrison, Albert Navas, Rachael Seals, Dena Venegas,  
Jeff Wingate*



**Service Excellence Award:**

*District Attorney's Office*

**RESCUE Youth Coordinators**

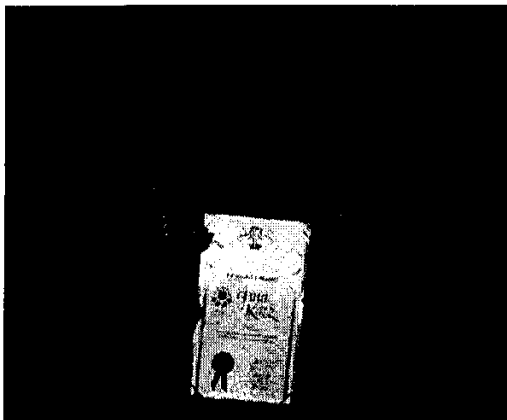
*Joe Barrios, Steve Bowie, Jake Ching,  
David Christian, Michael Chuck,  
Stan Fung, Mario Gonzales,  
James Guess, Brian Leong,  
Ricardo McBenttes, Julian Mercado,  
Patrick Meyer, Sixto Victor Padilla,  
Gabriel Ramirez, Joe Rivera, Jim Roy,  
Jayd Swendseid, Steve Timboe,  
Angela Valenzuela, Shari Wright*



**Workforce Excellence Award:**

*Public Defender's Office*

**Tina Katz**



**Organizational Effectiveness Award:**

*Mental Health's*

**Wendi Tovey**



**Organizational Effectiveness Award:**

*Public Safety's*

**Los Angeles County  
Police Recruitment Team**

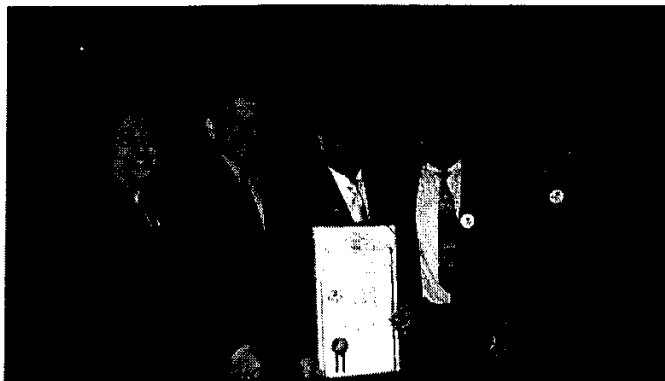
*Adriana Cervantes, Celia Dorado,  
Jana Edwards, Adriana Espinoza,  
Juanita Gamber, Martha Garcia,  
Je'Niene Johnson, Julie Lim,  
Yvonne Martinez, Steve Mathews,  
Sandra Miloszar, Esmeralda Ramirez,  
Ed Ramos, Martha Reyes, Mark Spurlock,  
Kevin Thompson, Cliff Williams,  
James Wooddell*



**Service Excellence Award:**

*Interpretation Services*

**Cuong Luong**



**Workforce Excellence Award:**

*Child Support Services*

**Jennifer Spielvogel**

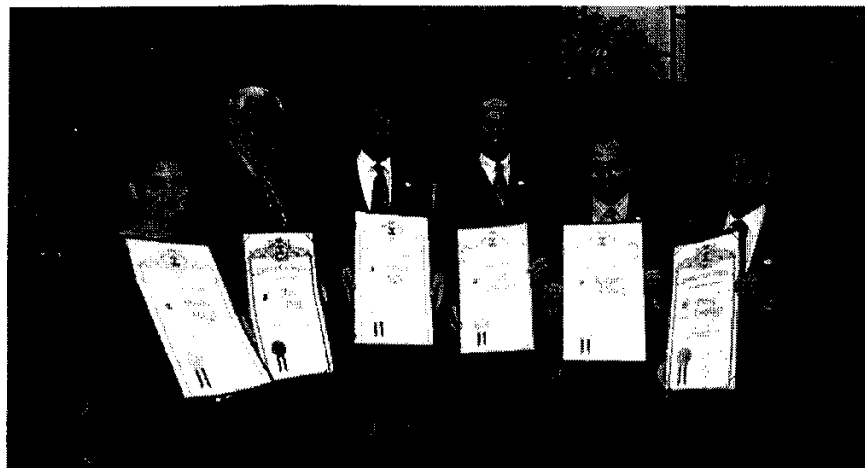


**Organizational Effectiveness Award:**

*Child Administrative Office's*

**Loss Control and Prevention Section**

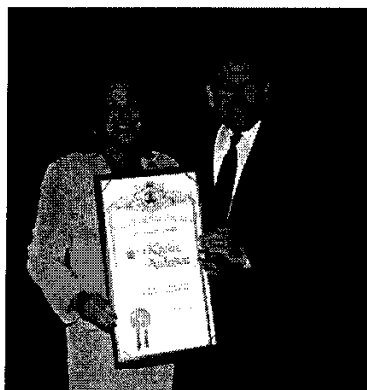
*Roberto Chavez, Jim Day, Jeff Howard, Doug Iwanaga, Maria Moya,  
Steven NyBlom, Estella Prendez, Christie Ramirez*



**Organizational Effectiveness Award:**

*Sheriff's*

**Karen Anderson**



**LA COUNTY STARS!** is an exciting new Countywide employee recognition program which replaces the Employee of the Month Program in order to expand the opportunity to recognize and celebrate exceptional achievements of County employees and to promote and reward performance consistent with the organizational goal categories of the Countywide Strategic Plan, Shared Values and Collaboration.

For more information, please contact the Department of Human Resources at (213) 738-2352 or go to the Web site at <http://stars.lacounty.gov/>.

## **County of Los Angeles HIV Counseling and Testing Week (HCTW) 2007**

National HIV Testing Day will be observed on June 27, 2007. It is designated in the County of Los Angeles as HIV Counseling and Testing Week (HCTW) from June 25-June 30, 2007.

The National Association of People with AIDS (NAPWA), based in Washington, D.C., initiated the annual campaign marking National Testing Day in 1994 to encourage individuals to receive voluntary HIV counseling and testing. This is the 10<sup>th</sup> year that the County of Los Angeles has participated in and organized efforts to observe HCTW.

The purpose of National HIV Counseling and Testing Day is to promote and encourage early detection and treatment of HIV, educate the public that sexually transmitted diseases (STDs) increases the risk of HIV infection, and promote awareness of risky behaviors that increase the risk for HIV infection.

The County of Los Angeles has been critically impacted by the HIV/AIDS epidemic, with nearly 30,000 residents who have died from AIDS and approximately 58,000 individuals who are known to be living with HIV and AIDS. In 2005, persons of color accounted for approximately 75 percent of AIDS cases diagnosed in the County of Los Angeles.

It is important for people to be tested and to know their HIV status early so that they can access treatment and monitor their health sooner. Recent medical advances in HIV treatment indicate that early diagnosis and treatment can prolong and improve the lives of persons living with HIV and AIDS. Unfortunately, studies show that many persons, especially persons of color, are not benefiting from early detection and are being diagnosed with AIDS at the time they test for HIV.

HCTW is a critical component of the County's public health response to stopping the spread of HIV and AIDS and promoting the health and welfare of County residents. To that effect, the County of Los Angeles is sponsoring an initiative with local community agencies to provide education, counseling and testing services to those most at risk for HIV infection.

County employees can help in this effort! Get yourself tested and then encourage your clients, your coworkers, your friends, and your family to get tested. There are several ways to get tested. You can ask for a HIV test from your doctor, or you can visit the Department of Public Health's Office of AIDS Programs and Policy website at [www.lapublichealth.org/aids](http://www.lapublichealth.org/aids) or [www.hivla.org](http://www.hivla.org) to find locations where testing is available. There will be multiple special events throughout the County sponsoring free HIV testing during the week of June 25-30; however, free testing is always available all year long. In addition to the websites, individuals



### **Members of the Board**

**Zev Yaroslavsky**  
Chairman  
Third District

**Gloria Molina**  
First District

**Yvonne B. Burke**  
Second District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

**Michael J. Henry**  
Director of Personnel

**Sandra Wallace Blaydow**  
Ombudsman/Community Liaison

**John S. Mina**  
Managing Editor

**Simon Y. Lee**  
Editor





**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.locdc.org](http://www.locdc.org)



**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Carlos Jackson**  
*Executive Director*

July 25, 2007

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR  
CARMELITOS AND FRANCISQUITO VILLA SENIOR HOUSING  
FLOORING REPLACEMENT (1, 4)**

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the approval of a construction contract for flooring replacement at the Carmelitos senior housing development located at 761 and 817 Via Carmelitos, in the City of Long Beach, and at the Francisquito Villa senior housing development located at 14622 Francisquito Avenue, in the unincorporated area of Los Angeles County, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of the Construction Contract (Contract) in the amount of \$599,418 to Continental Flooring Company, to complete the flooring replacement at the subject properties; and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute the Contract and all related documents, following approval as to form by County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.



3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$599,418 in Capital Funds Program (CFP) funds provided by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein; and authorize the Executive Director to approve Contract change orders not exceeding \$119,884 for unforeseen project costs, using the same source of funds.
4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate into the approved Fiscal Year 2007-2008 budget of the Housing Authority, a total of \$719,302 in CFP funds, for the purposes described above.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to award a Contract to complete flooring replacement at the Carmelitos and Francisquito Villa senior housing developments.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$599,418 in CFP funds allocated by HUD. A 20 percent contingency, in the amount of \$119,884, is also being set aside for unforeseen costs, using the same source of funds. A total of \$719,302 in CFP funds will be incorporated into the approved Fiscal Year 2007-2008 budget of the Housing Authority, for the purposes described above.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

The flooring replacement project at the Carmelitos and Francisquito Villa senior housing developments is part of the HUD-approved Five-Year Action Plan under CFP. The scope of work includes the carpet replacement in non-ADA units, and replacement of carpet with Vinyl Composite Tiles (VCT) in ADA units at both sites. At Francisquito Villa, the carpet in the lobby and hallways will also be replaced with VCT.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, CAS General Contractor will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Housing Authority wishes to award the Contract to Continental Flooring Company to complete the flooring replacement. The Contract has been approved as to form by County Counsel and executed by Continental Flooring Company.

**ENVIRONMENTAL DOCUMENTATION:**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 because it does not have the potential for causing a significant effect on the environment.

**CONTRACTING PROCESS:**

On April 19, 2007, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 269 flooring contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight local newspapers and on the County WebVen website. Eight bid packages were requested and distributed.

On May 15, 2007, one bid was received and formally opened. The bid, submitted by Continental Flooring Company, was determined to be responsive and is being recommended for the Contract award. The Summary of Outreach Activities is provided as Attachment A.

**IMPACT ON CURRENT PROJECT:**

The award of the Contract will provide the residents with decent, safe, and sanitary living conditions.

Respectfully submitted,

  
for CARLOS JACKSON  
Executive Director

Attachments: 2

## ATTACHMENT A

### Summary of Outreach Activities

#### Flooring Replacement at Carmelitos and Francisquito Villa Senior Housing Developments

On April 19, 2007, the following outreach was initiated to identify a contractor for flooring replacement at the Carmelitos senior housing development, located at 761 & 817 Via Carmelitos, in the City of Long Beach, and the Francisquito Villa senior housing development, located at 14622 Francisquito Avenue, in the unincorporated area of Los Angeles County.

#### A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

Dodge Construction News	Los Angeles Sentinel
Eastside Sun	Los Angeles Times
International Daily News	The Daily News
La Opinion	WAVE Community Newspapers

An announcement was also posted on the County Web Site.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 269 flooring contractors, of which 130 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, eight bid packages were requested and distributed.

#### C. Pre-Bid Conference and Site Walk

On April 24, 2007, a recommended pre-bid conference and site walk was conducted. Seven firms were in attendance.

#### D. Bid Results

On May 15, 2007, a total of one bid was received and publicly opened. The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
Continental Flooring Company	\$599,418

E. Minority/Female Participation – Selected Contractor and Subcontractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Continental Flooring Company	Non-Minority	Total: 36 3 Minorities 18 Women 8% Minorities 50% Women
J.C. Royal Carpets (Sub) (Installer)	Non-Minority	Info unavailable.

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

**Contract Summary**

**Project Name:** Carmelitos and Francisquito Villa Senior Housing Developments  
Flooring Replacement  
**Location:** 761 and 817 Via Carmelitos, in the City of Long Beach  
14622 Francisquito Avenue, in the unincorporated area of Los  
Angeles County  
**Bid Number:** CM-07-007  
**Bid Date:** May 15, 2007  
**Contractor:** Continental Flooring Company  
**Services:** Flooring replacement at two senior housing developments

**Contract Documents:** Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

**Time of Commencement and Completion:** The work to be performed under this Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within one hundred twenty (120) calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars and Zero Cents (\$400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Five Hundred Ninety-Nine Thousand Four Hundred Eighteen Dollars and Zero Cents (\$599,418.00)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency:** \$119,884.00



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Carlos Jackson**  
*Executive Director*

July 25, 2007

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION APPROVING AND CERTIFYING PUBLIC  
HOUSING ASSESSMENT SYSTEM MANAGEMENT OPERATIONS  
CERTIFICATION (ALL DISTRICTS)**

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the Resolution approving and certifying Public Housing Assessment System Management Operations Certification (PHAS Certification) is not subject to the California Environmental Quality Act (CEQA), because the proposed activity will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the attached Resolution approving and certifying the accuracy of the information contained in the 2006-2007 PHAS Certification, which includes management data on 2,958 Conventional Public Housing Program units administered by the Housing Authority of the County of Los Angeles.
3. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to sign the PHAS Certification and to submit the Resolution and the PHAS Certification to the U.S. Department of Housing and Urban Development (HUD).



**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

HUD requires that all public housing authorities annually submit PHAS Certifications for the previous fiscal year within 60 days of the new fiscal year. The Housing Authority has completed the PHAS Certification for the 2006-2007 Fiscal Year, and is requesting that your Board adopt the attached Resolution approving and certifying the accuracy of the report.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The PHAS Certification is a management report required by HUD as a condition for continued funding under the Conventional Public Housing Program.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

HUD requires a certification process to gather and report data to assess the performance of public housing agencies, and to evaluate funding applications. The PHAS Certification contains information to identify areas needing improvement and to suggest corrective measures. The information includes: the number and percentage of vacancies; modernization activities being undertaken; time required to fill unit vacancies; work order turnaround time; annual inspections and condition of housing units; screening of applicants; resident initiatives activities such as anti-drug and economic self-sufficiency programs; and crime and eviction tracking.

The Housing Authority was rated a Standard Performer for the 2005-2006 assessment period. The 2006-2007 performance rating will be calculated and verified by HUD through a post-certification audit.

HUD requires that your Board adopt the attached Resolution approving and certifying the accuracy of the information contained in the PHAS Certification. County Counsel has approved the Resolution as to form.

**ENVIRONMENTAL DOCUMENTATION**

This Resolution is exempt from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.



**IMPACT ON CURRENT SERVICES AND PROJECTS:**

Adoption of the Resolution approving the PHAS Certification is a requirement for continued funding under the Conventional Public Housing Program.

Respectfully submitted,

*for Bobbette A. Glover*  
CARLOS JACKSON  
Executive Director

Attachments: 2

RESOLUTION APPROVING AND CERTIFYING ACCURACY OF INFORMATION CONTAINED  
IN THE PUBLIC HOUSING ASSESSMENT SYSTEM MANAGEMENT OPERATIONS  
CERTIFICATION FOR THE FISCAL YEAR ENDING JUNE 30, 2007, FOR SUBMISSION TO  
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Public Housing Assessment System Management Operations Certification (the "PHAS Certification") to provide an objective system for measuring the performance of public housing agencies; and

WHEREAS, the Housing Authority of the County of Los Angeles (the "Housing Authority") has completed the attached PHAS Certification for the fiscal year ending June 30, 2007, as requested by HUD; and

WHEREAS, HUD has requested that the Board of Commissioners of the Housing Authority adopt a Resolution approving the attached PHAS Certification and attesting to the accuracy of the information contained therein.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority as follows:

1. The attached PHAS Certification is approved; and
2. The information contained in the attached PHAS Certification is certified to be accurate.

HOUSING AUTHORITY OF THE  
COUNTY OF LOS ANGELES

By \_\_\_\_\_  
Chair, Board of Commissioners

ATTEST:

SACHI A. HAMAI  
Executive Officer/Clerk of  
the Board of Commissioners

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED BY BOARD ACTION ON \_\_\_\_\_

**Public reporting burden** for this collection of information is estimated to average **1.8 hours per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is collected to implement section 502 of the National Affordable Housing Act of 1990, as amended, which established specific indicators to assess the management performance of public housing agencies (PHAs) in all major areas of management operations. PHAs will complete the PHAS Certification form HUD-50072 and electronically submit it to HUD. If a PHA does not have this capability in-house, the PHA should consider utilizing local resources, such as the library or another local government entity that has Internet access. In the event local resources are not available, a PHA may go to the nearest HUD Public Housing program office and assistance will be given to the PHA to transmit this PHAS certification. The information is used by HUD as a component of PHAS to assess all major areas of PHA's management operations, designate PHAs as troubled and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, enter into a Memorandum of Agreement (MOA) with troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, and report annually to Congress on the status of troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9. This information is required for HUD to fulfill statutory requirements of the 1990 Act. The information collected does not lend itself to confidentiality.

**Instructions:** A PHA/AME's electronic responses to this certification must be the PHA/AME's actual data; e.g., prior to any adjustments to the indicators. Round percentages to the nearest two decimal points.

PHA/AME Name	For FY Ending	Submission Date
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES	06/30/2007	08/30/2007
Project name(s) if AME		

The management functions for the following sub-indicator (s) have been assumed by an RMC, and the RMC certification will be completed and submitted to HUD (enter sub-indicator numbers or N/A):

#### Sub-Indicator #1: Vacant Unit Turnaround Time

V12400	Total number of turnaround days.	33,094
V12500	Total number of vacancy days exempted for Capital Fund.	18,537
V12600	Total number of vacancy days exempted for other reasons.	1,089
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	435
V12800	Average number of calendar days units were in down time.	4
V12900	Average number of calendar days units were in make ready time.	6
V13000	Average number of calendar days units were in lease up time.	66
V13100	Average unit turnaround days.	30.96

#### Sub-Indicator #2: Capital Fund

CF10000	Do you have any open Capital Fund programs (e.g., CIAP, CGP, Hope VI, LBPRA, VRP) (Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed. Component #1 and #2 (please circle yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
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#### Component #1: Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old

CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$6,950,260
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$6,536,709
CF10200	Unexpended funds to be recaptured.	\$0
CF10300	Unexpended funds approved by HUD over 3 FFYs old.	\$413,551
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control.	\$0
CF10500	Adjusted total unexpended funds.	\$0

#### Component #2: Timeliness of Fund Obligation

CF11100	Total funds authorized for grants older than 2 FFYs old.	\$12,407,546
CF11200	Total funds obligated over 2 FFYs old.	\$11,053,485

CF11300	Unobligated funds approved by HUD over 2 FFYs old.	\$1,354,061
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control.	\$0
CF11500	Adjusted total unobligated funds.	\$0

Component #3: Adequacy of Contract Administration

CF11700	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A-133 Audit).	07/10/2006
CF11800	The number of findings related to contract administration.	0
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	0
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0

Component #4: Quality of the Physical Work

CF12200	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to the quality of physical work.	07/10/2006
CF12300	The number of findings related to the quality of physical work.	0
CF12400	The number of findings related to the quality of physical work that have been corrected by the PHA.	0
CF12500	The number of finding related to the quality of physical work that the PHA is in the process of correcting.	0

Component #5: Adequacy of Budget Controls

CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$4,808,025
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$4,808,025
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$0
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$0

Sub-Indicator #3: Work Orders

Component #1: Emergency Work Orders

W10000	Total number of emergency work orders.	1,239
W10100	Total number of emergency work orders completed / abated within 24 hours.	1,239
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100%

Component #2: Non-Emergency Work Orders

W10500	Total number of non-emergency work orders.	9,349
W10600	Total number of calendar days it took to complete non-emergency work orders.	22,797
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0
W10800	Average completion days.	2.44

Sub-Indicator #4: Annual Inspection of Dwelling Units and Systems

Component #1: Annual Inspection of Dwelling Units

A10000	The total number of ACC units.	2,958
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	79
A10300	Vacant units exempted for other reasons.	44
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	2,839

A10550	Total number of units inspected that did not require repairs.	2,306
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	639
A10700	Adjusted units available.	2,835
A10800	Percent of units inspected by PHA.	100%

Component #2: Annual Inspection of Systems including Common Areas and Non-Dwelling Space

A11100	Total number of sites.	38
A11200	Total number of sites exempted from the inspection of systems.	0
A11300	The total number of sites where all systems were inspected in accordance with the UPCS.	38
A11400	Total number of buildings.	411
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	The total number of buildings where all systems were inspected in accordance with the UPCS.	411
A11700	The number of buildings and sites where necessary repairs were completed to comply with the Uniform Physical Conditions Standards either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Funds program.	308
A11800	Percentage of sites inspected.	100%
A11900	Percentage of buildings inspected.	100%

Sub-Indicator #5: Security

Component #1: Tracking and Reporting Crime-Related Problems

S10000	The date that the Board adopted current policies to track crime and crime-related problems.	04/13/1999
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	04/13/1999
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	04/13/1999
S10300	The number of crimes that the PHA can document it reported to local police authorities.	607
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100%

Component #2: Screening of Applicants

S10500	The date the Board adopted current screening policies that reflect the One-Strike criteria.	04/13/1999
S10600	The date the PHA implemented current screening procedures that reflect the One-Strike criteria.	04/13/1999
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria. (please circle yes or no)	Yes No
S10800	The total number of applicants denied who met the One-Strike criteria.	39

Component #3: Lease Enforcement

S10900	The date the Board adopted current eviction procedures that reflect the One-Strike criteria.	04/13/1999
S11000	The date the PHA implemented current eviction procedures that reflect the One-Strike criteria.	04/13/1999
S11100	PHA can document that current eviction screening procedures resulted in the eviction of residents who meet the One-Strike criteria. (please circle yes or no)	Yes No
S11200	The total number of evictions as a result of the One-Strike criteria.	28

Component #4: Drug Prevention and/or Crime Reduction Program Goals

S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	3
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0

S11550	The number of documented program goals that are related to drug prevention and/ or crime reduction.	3
S11600	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	3
S11700	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100%

**Sub-Indicator #6: Economic Self-Sufficiency**

E10000	The number of HUD-funded economic self-sufficiency programs.	2
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	0
E10200	The number of documented program goals that are related to economic self-sufficiency.	7
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	7
E10400	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100%

**Adjustments for Physical Condition and/or Neighborhood Environment**

Please enter project number and name and indicate which area the adjustment for Physical Condition and/or Neighborhood Environment applies for a project. (Check all that apply)

Project No.	Project Name	Site	Common Areas	Building Exteriors
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please attach additional sheets as necessary for additional projects.

I certify that, as of the submission date, the above sub-indicators, under Public Housing Assessment System indicator #3 Management Operations are true and accurate for the fiscal year indicated. I further certify that, to my present knowledge, there is no evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to present and protect its public housing developments and operate them in accordance with Federal law and regulations. Appropriate sanctions for intentional false certification will be imposed, including suspension or debarment of the signatory.

A Board Resolution approving this certification is required. I further certify that Board Resolution number \_\_\_\_\_ approving this certification was passed on (mm/dd/yyyy) \_\_\_\_\_.

Executive Director (signature)	Date (mm/dd/yyyy)
X	X

MOTION BY COMMISSIONER BURKE

July 25, 2007

At the meeting of September 12, 2006, the Board authorized the Executive Director of the Housing Authority of the County of Los Angeles (Housing Authority) to execute a five-year Interagency Agreement (Agreement) with the Housing Authority of the City of Los Angeles (HACLA). Under the Agreement, recipients of the Housing Authority's Shelter Plus Care Tenant Based Rental Assistance (SPC-TRA) Good Samaritan Grant certificates have been allowed to use their certificates within HACLA's jurisdiction. The Agreement was fully executed by all parties on December 1, 2006. This has permitted homeless persons who receive Good Samaritan Grant certificates to seek and lease housing within the boundaries of the City of Los Angeles, the County's unincorporated areas, and cities participating in the County's program. Currently this benefit is only available under the SPC-TRA Good Samaritan Program.

It is proposed that the Agreement be expanded to allow County recipients under any of the Housing Authority's SPC-TRA Programs to use their certificates within all the areas designated above. It is further proposed that this arrangement be reciprocal, by allowing recipients of all HACLA SPC-TRA certificates to seek and lease housing within the County's unincorporated areas and the various participating cities.

The Housing Authority and HACLA both participate in the Los Angeles County Homeless Continuum of Care system to address the daunting issue of housing homeless individuals and families. Amending the Interagency Agreement will expand the unified efforts to provide more housing opportunities for this population.

The tight rental market in Los Angeles County makes it increasingly difficult to locate housing within the Los Angeles area, affordable units in particular. This lack of affordable housing makes it harder for the recipients of Housing Authority assistance to use their housing vouchers. It also presents an immediate challenge for the Housing Authority to maintain and increase its voucher utilization rate.

The proposed action will provide additional housing options for recipients of SPC-TRA certificates from either agency. It will also maximize utilization of all SPC-TRA certificates and increase the Housing Authority's lease-up rate for the SPC Program.

The Agreement currently has a term of five years for use of County Good Samaritan certificates within HACLA's jurisdiction. The proposed amendment will allow the use of all SPC grant certificates of either agency within the other's jurisdiction for an initial period of one year, with up to two one-year extensions if the arrangement is satisfactory to the parties.



I, THEREFORE, MOVE THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY:

1. Recommend that the Board of Commissioners find that executing Amendment No. 1 to the Agreement (Amendment), attached in substantially final form, is not subject to the provisions of the California Environmental Quality Act (CEQA), because the activity does not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners authorize the Executive Director to modify the Interagency Agreement to allow County recipients under any of the Housing Authority's and HACLA's SPC-TRA Programs to use their certificates within the boundaries of the City of Los Angeles, the County's unincorporated areas, and cities participating in the County's program.
3. Recommend that the Board of Commissioners authorize the Executive Director to extend the term of the Agreement for up to an additional 2 years if the arrangement is satisfactory to the parties, and to incorporate any other administrative provisions that may be required for the purposes described above, following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners authorize the Executive Director to execute the Amendment, following approval as to form by County Counsel.

MOTION

Molina\_\_\_\_\_

Burke\_\_\_\_\_

Knabe\_\_\_\_\_

Antonovich\_\_\_\_\_

Yaroslavsky\_\_\_\_\_



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Carlos Jackson**  
*Executive Director*

July 25, 2007

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR PHASE THREE OF THE  
GAS LINE REPLACEMENT AT CARMELITOS FAMILY HOUSING DEVELOPMENT  
IN THE CITY OF LONG BEACH (4)**

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the replacement of natural gas lines serving 176 units at the Carmelitos family housing development, located at 1000 Via Wanda, in the City of Long Beach, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work involves activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the award of a Construction Contract (Contract) in the amount of \$1,205,123 to M.L. Construction, to complete phase three of the gas line replacement at the subject property; and authorize the Executive Director of the Housing Authority of the County of Los Angeles to execute the Contract and all related documents, following approval as to form by County Counsel and effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.

3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$1,205,123 in Capital Funds Program (CFP) funds provided by the U.S. Department of Housing and Urban Development (HUD), for the purposes described herein; and authorize the Executive Director to approve Contract change orders not exceeding \$241,025 for unforeseen project costs, using the same source of funds.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to award a Contract to complete phase three of the gas line replacement improvements at the Carmelitos family housing development.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$1,205,123 CFP funds allocated by HUD. A 20 percent contingency, in the amount of \$241,025, is also being set aside for unforeseen costs, using the same source of funds.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On April 12, 2004, your Board authorized the Housing Authority to submit, as part of the Agency Plan, a CFP application to HUD to provide funding for the modernization of all of its public housing sites. HUD subsequently approved the application, including funding for the rehabilitation of the Carmelitos family housing development located at 1000 Via Wanda, in the City of Long Beach.

The Carmelitos family housing development spans 85 buildings and consists of 558 one-, two-, three, and four-bedroom units. The gas line replacement will be completed in four phases.

On September 6, 2005, your Board approved a construction contract to complete the first phase of the gas line replacement project at the subject property. The successful completion of phase one included five buildings, with gas lines replaced in at least one of the above-mentioned bedroom sizes to determine if any unforeseen conditions were present. No unforeseen conditions were encountered.

Subsequent to your Board's approval of a construction contract on June 7, 2006, the second phase of the gas line replacement was completed, which included 26 buildings for a total of 182 units. M.L. Construction was awarded the contracts under competitive procurements for the first two phases.

The third phase, addressed by the proposed Contract, will include 24 buildings for a total of 176 units. The work is required in order to replace gas lines that have deteriorated due to age and damaged by corrosion, which pose a potential safety and liability hazard. New gas lines will be installed from the gas meter to the point of connection of house appliances such as water heater, dryer, range, and wall furnace. It is anticipated that the entire project will be completed within 365 calendar days following the Notice to Proceed.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, M.L. Construction will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Contract has been approved as to form by County Counsel and executed by M.L. Construction.

#### **ENVIRONMENTAL DOCUMENTATION:**

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a)(3)(ii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions. It is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

#### **CONTRACTING PROCESS:**

On May 29, 2007, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 445 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in nine newspapers and on the County Web Site. Four bid packages were requested and distributed.

On June 19, 2007, one bid was received and formally opened. This bid submitted by M.L. Construction was determined to be the most responsive and is being recommended for the contract award.


The Summary of Outreach Activities is provided as Attachment A.

Honorable Housing Commissioners  
July 25, 2007  
Page 4

**IMPACT ON CURRENT PROJECT:**

The award of the Contract will replace the natural gas lines and provide the residents with safe living conditions.

Respectfully submitted,

  
for CARLOS JACKSON  
Executive Director

Attachments: 2

## ATTACHMENT A

### Summary of Outreach Activities

#### Gas line replacement at Carmelitos family housing development in the City of Long Beach

On May 29, 2007, the following outreach was initiated to identify a contractor for replacement of gas lines at Carmelitos family housing development, located at 1000 Via Wanda, Long Beach, 90805

#### A. Newspaper Advertising

Announcements appeared in the following nine local newspapers:

Dodge Construction News	Los Angeles Sentinel
Eastern Group Publications	Los Angeles Times
International Daily News	The Daily News
La Opinion	WAVE Community Newspapers
Long Beach Press Telegram	

An announcement was also posted on the County Web Site.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 445 contractors, of which 391 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, four bid packages were requested and distributed.

#### C. Pre-Bid Conference and Site Walk

On June 5, 2007, a mandatory pre-bid conference and site walk was conducted. Four firms were in attendance.

#### D. Bid Results

On June 19, 2007, a total of one bid was received and publicly opened. The bid results were as follows:

<u>Company</u>	<u>Bid Amount</u>
M.L. Construction	\$1,205,123

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
M.L. Construction	Non-minority	Total: 23 8 Minorities 1 Woman 28% minorities 6% women
V & M Iron Works* (Sub) (Plumbing Installer)	Minority	Total: 24 23 minority 1 women 100% minorities 4% women
NSK Construction (Sub) (Plumbing Installer)	Non Minority	Total: 14 3 minorities 1 women 13% minorities 6% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

**Contract Summary**

**Project Name:** Carmelitos Gas Lines Replacement Phase III  
**Location:** Carmelitos Family Housing Development  
**Bid Number:** CM-07-019  
**Bid Date:** June 19, 2007  
**Contractor:** M.L. Construction  
**Services:** Complete gas lines replacement to 24 buildings for a total of 176 units.

**Contract Documents:** Part A - Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder.

**Time of Commencement and Completion:** The work to be performed under this Construction Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within three hundred sixty five (365) calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars (\$400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Housing Authority.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One million Two Hundred Five Thousand One Hundred Twenty Three Dollars and No Cents (\$1,205,123.00)**. The Contract Sum is not subject to escalation, and includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency: \$241,025.00**